

To arrange a viewing contact us
today on 01268 777400



Waverley Road, Benfleet Guide price £350,000

- **Prime Location:** Situated on the sought-after Waverley Road in Thundersley, Benfleet — within easy reach of Tarpots High Street, Benfleet village, and Benfleet train station.
- **Three-Bedroom Semi-Detached Home:** A fantastic opportunity to secure a well-laid-out family home with huge potential.
- **Large Kitchen:** Separate kitchen with direct access to the rear garden, offering scope for redesign or open-plan living.
- **Three Good-Sized Bedrooms:** Located upstairs along with a central landing and family bathroom.
- **Scope to Extend (STPP):** Excellent potential for rear and side extensions, subject to the relevant planning permissions.
- **Local Amenities Nearby:** Close to shops, restaurants, supermarkets, pharmacies, and walking distance to local, well regarded schools, providing everyday convenience just a short walk away.
- **Spacious Living Area:** Generously sized living room ideal for relaxing or entertaining.
- **Downstairs W/C & Storage:** Ground floor cloakroom and under-stairs storage add practicality to the layout.
- **Impressive 70ft Rear Garden:** A substantial outdoor space perfect for families, gardening enthusiasts, or future development.
- **Off-Street Parking:** Private driveway providing convenient parking to the front of the property.

Aspire Estate Agents are delighted to introduce to market this fantastic three-bedroom semi-detached home, located on the ever-popular Waverley Road in Thundersley, Benfleet. Bursting with potential, this is an exciting opportunity for buyers looking to modernise and transform a solid home into something truly special.

Guide Price: £350,000 – £375,000

Situated in a highly convenient location, the property is just a short walk from Tarpots High Street, home to a variety of shops, supermarkets, cafés, restaurants, and everyday essentials. Benfleet train station and Benfleet village are also within easy reach, offering excellent transport links into London and further amenities. The home is also within walking distance of well-regarded local schools, making it ideal for families with children of all ages.

The ground floor features a generous living room, a spacious kitchen with direct access to the rear garden, a central hallway, and a handy downstairs W/C, along with under-stairs storage. Upstairs, there are three well-proportioned bedrooms, a family bathroom, and a spacious landing.

Hallway

6'3" x 9'11" (1.920 x 3.044)

Living Room

11'6" x 13'3" (3.514 x 4.056)

W/C

1'11" x 3'5" (0.607 x 1.057)

Kitchen

10'7" x 14'1" (3.234 x 4.310)

Landing

8'3" x 9'9" (2.528 x 2.996)

Bedroom 1

9'6" x 11'7" (2.914 x 3.544)

Bedroom 2

6'10" x 10'6" (2.091 x 3.212)

Bedroom 3

5'0" x 10'7" (1.547 x 3.227)

Bathroom

6'3" x 5'7" (1.920 x 1.712)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.