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today on 01268 777400**



## **St. Marys Road, Benfleet Offers over £715,000**

Aspire Estate Agents takes pleasure in presenting this splendid detached chalet-style home, a fantastic prospect for a growing family! Nestled in a sought-after location just a short walk from Benfleet Mainline Station and High Road, this residence ensures convenient access to essential amenities. The well-proportioned interior and the expansive, landscaped garden coupled with a double garage on the sweeping driveway make this property truly desirable. Seize this exceptional opportunity and make your dream home a reality today! Our sellers are delighted by the property's superb location, offering breathtaking views of the surrounding area. Enjoy leisurely strolls to Benfleet Downs or Hadleigh Castle for stunning vistas over the creek!

Entryway:	Double glazed windows to the rear and side aspects, double glazed French doors leading to the garden, two radiators, wooden flooring, door leading to:
Opaque double glazed wooden paneled door leading to:	
Foyer:	Inner Hall:
14' 11" x 3' 6" (4.54m x 1.07m)	Built-in storage area, radiator smooth ceiling incorporating inset downlights, wooden flooring, carpeted stairs leading to the landing, Velux skylight, eaves storage area, door leading to:
Stairs leading to the first-floor accommodation, two radiators, coving to a smooth ceiling, wooden flooring, doors leading to:	Fourth Bedroom:
Lounge:	14' 5" x 13' 2" (4.39m x 4.01m)
20' 0" x 11' 1" (6.09m x 3.38m)	Double glazed window to the front aspect, radiator, fitted bedroom furniture, smooth ceiling incorporating inset downlights and loft access, carpet flooring.
Double glazed bay window with a built-in window seat to the front aspect, a feature fitted fireplace, radiator, coving to a smooth ceiling, carpet flooring.	First Floor Gallery Landing:
Dining Room:	14' 1" x 10' 8" (4.29m x 3.25m)
13' 3" x 11' 2" (4.04m x 3.40m)	Double glazed window to the side aspect, radiator, eaves storage, smooth ceiling incorporating loft access, carpet flooring, doors leading to:
Double glazed bay window to the front aspect, radiator, under stairs storage area, coving to a smooth ceiling, carpet flooring.	Primary Bedroom:
Kitchen:	16' 4" x 13' 1" (4.97m x 3.98m)
11' 4" x 9' 1" (3.45m x 2.77m)	Double glazed windows to the front and side aspects, Velux window to the rear aspect, bespoke fitted wardrobe storage, radiators, wooden flooring, door leading to:
Double glazed window to the side aspect, fitted with a range of French oak base and wall-mounted units, Corian work surfaces incorporating an inset molded one and a half bowl sink and drainer, a four-point Bosch induction hob with an extractor over, fitted electric oven, tiled walls and flooring, opening to:	En-suite:
Utility Room:	7' 11" x 4' 8" (2.41m x 1.42m)
Double glazed window to the rear aspect, fitted with a range of French oak base and wall-mounted units, cupboard housing the boiler, Corian work surface incorporating a molded sink and drainer, space, and plumbing for appliances, ceiling incorporating inset downlights, part-tiled walls, tiled flooring, opaque double glazed paneled door leading to the garden.	Velux skylight, panelled bath with a raised shower system over, shower screen, washbasin in vanity unit, low-level W/C, stainless steel heated towel rail, smooth ceiling incorporating inset downlights, wood-effect vinyl flooring.
Sunroom:	Second Bedroom:
21' 0" x 7' 11" (6.40m x 2.41m)	11' 5" x 10' 2" (3.48m x 3.10m)
	Double glazed windows to the rear and side aspects, radiator, eaves storage, carpet flooring.
	Third Bedroom:

15' 2" x 8' 3" (4.62m x 2.51m)

Double glazed windows to the side and rear aspects, radiator, washbasin in vanity unit, ceiling incorporating inset downlights, carpet flooring.

Inner Hall:

Velux window, smooth ceiling incorporating loft access with the Mega Flow system, carpet flooring, door leading to:

First Floor Toilet:

Opaque double glazed window to the rear aspect, pedestal washbasin, low-level W/C, smooth ceiling.

Backyard:

Paved seating area from the property, a further blocked paved seating area at the lower level, remainder laid to lawn with established shrub and flower borders, decked seating area to the rear leading to the summerhouse, gated side access.

Front of the Property:

Block paved sweeping driveway, brick-built boundary walls incorporating ornate railings, access to:

Double Garage:

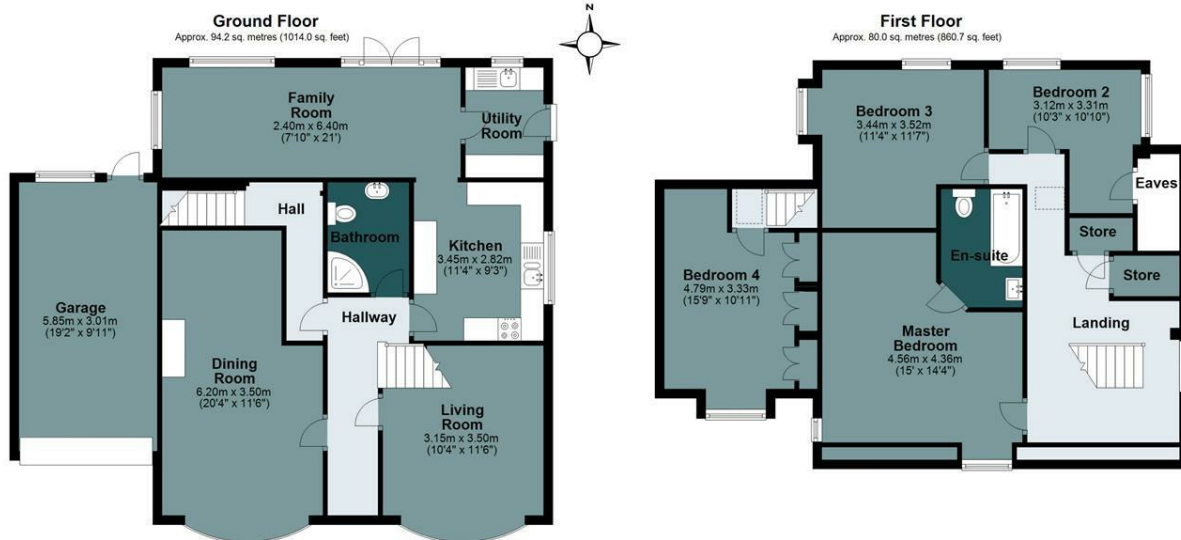
19' 6" x 14' 6" (5.94m x 4.42m)

Wood glazed double doors, power, and lighting, door at the rear leading to the garden.

Brochures:

# St Mary Road

Approx. Gross Internal Area 174.2 Sq M ( 1874.7 Sq Ft )



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



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