

**To arrange a viewing contact us
today on 01268 777400**



Cumberland Avenue, Benfleet Guide price £375,000

- Call Aspire Estate Agents To Book A Viewing
- Potential To Go Into The Loft.
- Desirable South Benfleet location
- Three Double Bedroom Semi-Detached Bungalow
- Complete Onward Chain
- South Backing Rear Garden Measuring 50ft
- Off Street Parking For Numerous Vehicles
- Kitchen/diner 19ft
- Within Walking Distance Of High Road Schools, Shops And Amenities And A Mile From Benfleet Station
- Very Large Garden - Potential To Extend

Aspire Estate Agents is delighted to present this three-bedroom semi-detached bungalow, ideally located in the sought-after residential area of South Benfleet. Situated within walking distance of High Road shops, schools, and amenities, and just a mile from Benfleet station, this property offers convenience and accessibility.

Featuring a spacious lounge, a spacious kitchen with a separate dining area, and three generously sized bedrooms, this bungalow provides comfortable living space. The South-facing 50ft rear garden and off-street parking for numerous vehicles further enhance its appeal.

ENTRANCE: Obscure composite door and sidelight to:

HALLWAY: Featuring a skimmed ceiling and a built-in storage cupboard. Opens to the LOUNGE. Door leads to:

INNER HALLWAY: With a skimmed ceiling and a radiator. Provides access to:

BEDROOM ONE: Dimensions are 11'2" x 11'1" (3.4m x 3.38m). Includes a skimmed ceiling, UPVC double glazed window to the front aspect, and a loft access hatch (vendor indicates partial conversion of the loft into a loft room). Also equipped with a radiator.

BEDROOM TWO: Dimensions are 11'6" x 9'2" (3.51m x 2.79m). Offers a skimmed ceiling, UPVC double glazed window to the front aspect, and a radiator.

BEDROOM THREE: Dimensions are 9'5" x 8'9" (2.87m x 2.67m). Features a skimmed ceiling, UPVC double glazed window to the front aspect, and a radiator.

BATHROOM: Dimensions are 6'0 x 4'8" (1.83m x 1.42m). Includes a skimmed ceiling, obscure uPVC double glazed window to the side aspect, and a three-piece white suite comprising close-coupled dual flush w/c, vanity-mounted hand wash basin, and panelled bath with shower over. Equipped with a chrome heated towel rail, radiator, and tiled walls.

LOUNGE: Dimensions are 14'2" x 11'0 (4.32m x 3.35m). Features a skimmed ceiling and is open plan to:

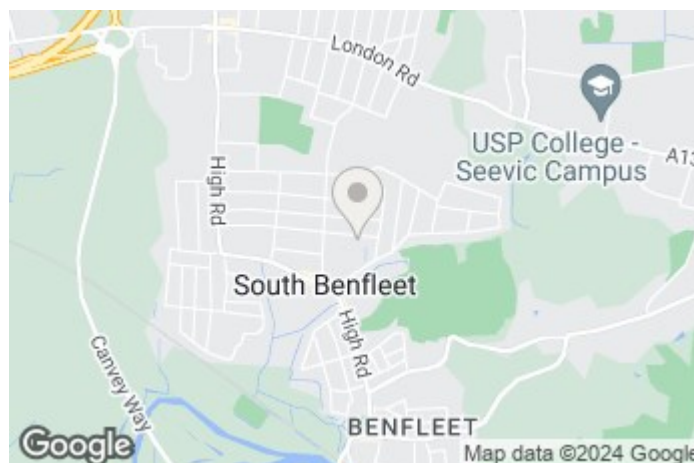
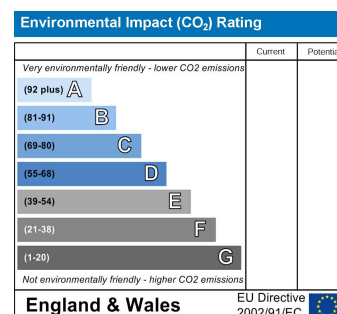
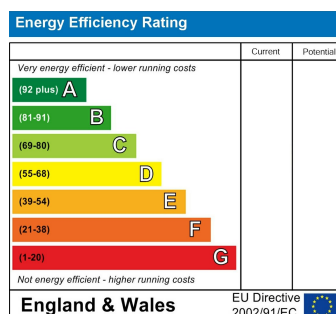
DINING AREA: Dimensions are 8' 8" x 7' 4" (2.64m x 2.24m). Offers a skimmed ceiling, double glazed leadlight window to the rear aspect, radiator, laminate flooring, and a breakfast bar. Opens to:

KITCHEN: Dimensions are 10'7" x 6'9" (3.23m x 2.06m). Includes a skimmed ceiling, double glazed leadlight windows to the rear and side aspects, UPVC double glazed door to the rear, range of base and eye level units, roll-edged working surfaces, matching upstands, inset stainless steel double sink with chrome mixer tap, inset electric hob with extractor hood over, and electric oven under. Provides space for a washing

machine, dishwasher, fridge, and integrated freezer. Finished with laminate flooring.

The front of the property features a large block-paved driveway providing off-street parking for numerous vehicles or space for a camper van or caravan. Pathway to the side.

The SOUTH-facing rear garden measures approximately 50' x 30'. It starts with steps down to a decking area with picket fencing leading to a small kennel area, comprising decking and a small lawn area. The remainder of the garden is laid to lawn with further decking area. Surrounded by fencing, it also features gated side access and includes a summerhouse.



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.