

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



West Green, Benfleet Offers in the region of £350,000

Aspire Estate Agents proudly presents this charming three-bedroom semi-detached residence to the market with garage located at the rear. Boasting a delightful 100ft south-facing garden adorned with lush lawns and a rear patio area, along with a garage, sheds, and meticulously maintained flower beds and borders, this property offers both beauty and practicality. The interior features two reception rooms on the ground floor, a fitted kitchen, and a utility room. Upstairs, three bedrooms—including two doubles—and a family bathroom provide ample accommodation. Conveniently situated just a two-minute stroll from Tarpots shops, with easy access to the A13.

Tenure - Freehold
Council Tax Band - C

Rear Garden:
Rear garden is south facing and measures approximately 100ft in length, and single garage with access via Hatley Gardens.

Entrance:
UPVC obscures glass front door leading to Hallway.

Hallway:
Radiator, understairs storage cupboard housing gas and electric meters. The property has recently had cavity wall insulation installed.

Lounge:
3.35m (11ft 0in) x 3.17m (10ft 5in)
Radiator, double glazed window to rear aspect, multiple power points, textured and coved ceiling, Carpet flooring.

Dining Room:
3.58m (11ft 9in) x 3.84m (12ft 7in)
Carpeted, double glazed window to the rear aspect with bi-folding doors, textured and coved ceiling, power points, tv aerials and telephone point,

Kitchen:
3.45m (11ft 4in) x 2.31m (7ft 7in)
Double glazed to front aspect, gas cooker.

Utility Room:
4.06m (13ft 4in) x 2.21m (7ft 3in)
Plumbing for washing machine, power points for freezer, smooth and coved ceiling, double glazed obscured glass window to front aspect, double glazed door to rear aspect.

Bedroom One:
3.96m (13ft 0in) x 3.05m (10ft 0in)
Double glazed window to rear aspect, smooth and coved ceiling, carpeted, power points.

Bedroom Two:
3.2m (10ft 6in) x 2.77m (9ft 1in)
Double glazed window to rear aspect, radiator, carpeted, power points, built in storage cupboard.

Bedroom Three:
2.67m (8ft 9in) x 2.39m (7ft 10in)
Double glazed window to front aspect, radiator, power points. Carpeted.

Bathroom:
Obscured windows to side, three piece suite comprising of panelled bath with shower over, sink unit and low level WC. Radiator, and tiling to walls.

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	



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