

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



Nicholson Road, Benfleet Guide price £350,000

- Spacious 4-bedroom home in Benfleet.
- Secure garage for parking or storage.
- Within catchment area for King John School.
- Block Paved Off Street Parking
- Ground floor W/C for added convenience.
- Well-kept rear garden for outdoor enjoyment.
- Close to local amenities and transportation.

GUIDE PRICE £350,000 - £375,000. This spacious and inviting 4-bedroom house offers comfort, convenience, and a prime location within the catchment area for the renowned King John School. This property features four generously sized bedrooms, ideal for families or those needing extra space. Additionally, a ground floor W/C adds convenience for both residents and guests alike. A garage provides secure parking or additional storage space, while the well-maintained rear garden offers a tranquil retreat for outdoor activities or relaxation. Situated within the catchment area for King John School, families will appreciate the educational opportunities available right on their doorstep. Its combination of spacious living, modern amenities, and proximity to reputable schools, this property presents an ideal opportunity to embrace the Benfleet lifestyle.

Don't miss out on the chance to make this house your home. Contact us today to arrange a viewing!

PORCH

LIVING ROOM

13'10" x 11'5" (4.24 x 3.5)

DINING ROOM

9'10" x 9'4" (3.01 x 2.87)

KITCHEN

10'2" x 9'10" (3.11 x 3.01)

GROUND FLOOR W/C

LANDING

BATHROOM

BEDROOM 1

11'0"x 11'2" (3.37x 3.41)

BEDROOM 2

19'8" x 7'10" (6 x 2.40)

BEDROOM 3

10'6" x 9'10" (3.22 x 3.01)

BEDROOM 4

9'10" x 8'0" (3.02 x 2.45)

GARAGE

15'3" x 8'6" (4.66 x 2.6)

GARDEN



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.