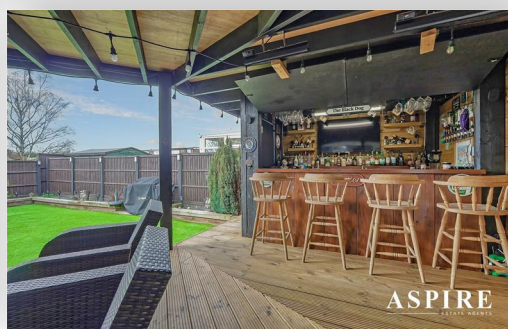


**To arrange a viewing contact us
today on 01268 777400**



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Tyrrell Road, Benfleet Offers over £425,000

Previously was a three bedroom home that the current owners have adapted into two vast bedrooms, this can easily be converted back into a three bedroom house with a stud wall. This delightful chalet is located in a sought-after South Benfleet location, just over a mile from Benfleet train station and close to the high road. This property boasts two reception rooms, a ground floor cloakroom, utility room, two generously proportioned double bedrooms, a garage with off-street parking for up to four vehicles, and a 45-foot unobstructed South West facing rear garden with covered seating area, hot tub area and garden bar.

ENTRANCE:

Access via obscured UPVC double glazed door with side lights.

Leading to:

RECEPTION HALL:

With a skimmed ceiling, stairs to the first floor, an understairs storage cupboard, and laminate wood effect flooring.

Doors lead to:

LOUNGE:

With a coved and skimmed ceiling, UPVC double glazed bay window to the front aspect, a feature brick built fireplace with a wood burner, two radiators, and laminate wood effect flooring.

DINING ROOM:

Featuring a coved and skimmed ceiling, UPVC double glazed French-style doors overlooking and providing access to the rear garden, a built-in storage cupboard, and laminate wood effect flooring. It also has an opening to the kitchen/diner.

W/C:

Featuring a coved and skimmed ceiling with spotlighting, an obscure UPVC double glazed window to the rear aspect, a two-piece white suite comprising a close-coupled dual flush W/C and a wall-mounted wash hand basin, a radiator, and laminate wood effect flooring.

KITCHEN/DINER:

With a coved and skimmed ceiling, dual aspect UPVC double glazed windows to the rear and side aspects, a range of base and eye-level units, roll-edged working surfaces, tiled splashbacks, an inset stainless steel sink with a chrome mixer tap, an inset stainless steel gas hob, a built-in AEG double oven, an integrated fridge and freezer, space and plumbing for a dishwasher, space for an under-counter fridge or freezer and a radiator.

Door leading to:

HALLWAY:

Featuring a skimmed ceiling with spotlighting and obscure UPVC double glazed doors to the front and rear aspects

Opens to:

UTILITY ROOM:

With a skimmed ceiling, spotlight insets, a glazed UPVC door to the garage, base and eye-level units, an inset stainless steel sink with a chrome mixer tap, space and

plumbing for a washing machine, space for a tumble dryer, and space for a fridge/freezer.

BEDROOM ONE:

Featuring a coved ceiling, two UPVC double glazed windows to the front aspect, two radiators, an eaves storage cupboard housing the gas boiler, a range of mirror-fronted sliding wardrobes, and laminate wood effect flooring. Note that this room was previously two smaller bedrooms.

BEDROOM TWO:

With a coved ceiling, wardrobes and a UPVC double glazed window to the rear aspect, and a radiator.

BATHROOM:

Featuring a skimmed ceiling with spotlight insets, an obscure UPVC double glazed window to the rear aspect, a four-piece white suite comprising a close-coupled dual flush W/C, a pedestal-mounted hand wash basin with a chrome mixer tap, a corner bath with a chrome shower mixer tap, and a shower cubicle. It also includes a radiator, tiled walls, and tiled flooring.

REAR GARDEN:

A South West facing beautifully landscaped with a covered dining area, hot tub area and garden bar. It starts with a raised decking area with a bar, steps down to an Astroturf lawn area, and raised sleeper flower beds with established plants and flowers. Fencing surrounds all boundaries.

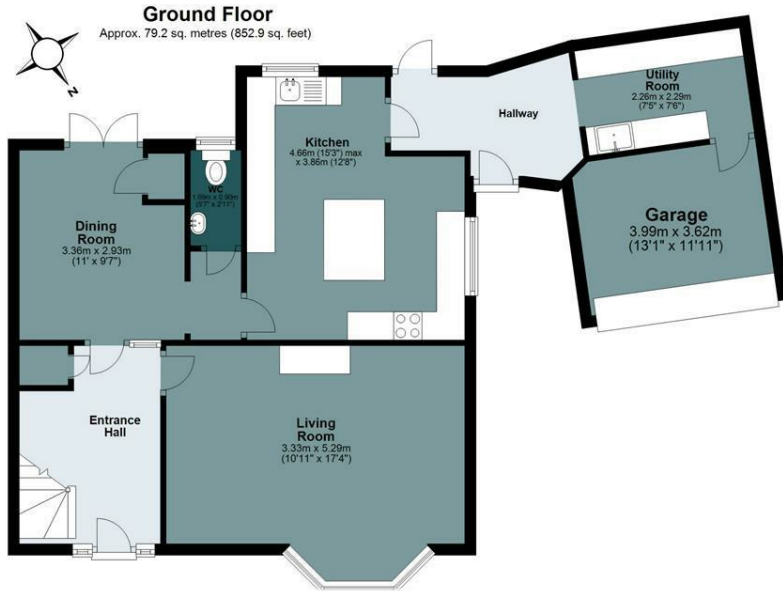
GARAGE:

With a roller shutter door, power and lighting, a loft area, and a door leading to the utility room.

Tyrrel Road

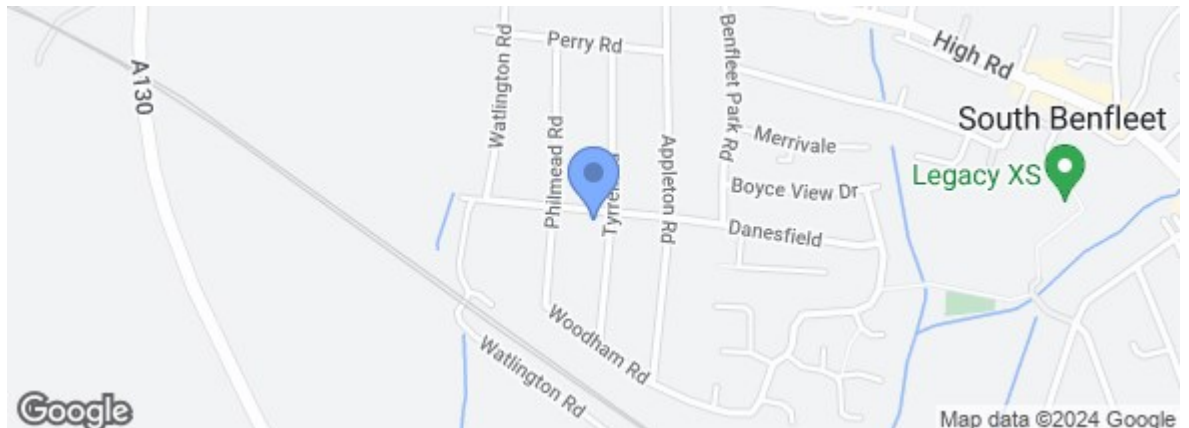
Approx. Gross Internal Area 122.1 Sq M (1314.5 Sq Ft)

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ESTATE AGENTS



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 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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