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





## Kents Hill Road, Benfleet Offers over £390,000

- Call Aspire Estate Agents To Book A Viewing West facing garden
- four great-sized bedrooms
- **Bay-fronted lounge**
- Large rear garden
- large lounge / dinner

- Three-piece family bathroom
- Close to all amenities
- Off street parking for 3 cars
- 10 minute walk to benfleet train station

Aspire Estate Agents proudly presents this spacious four-bedroom period home, offering a perfect blend of character and generous living space. On the ground floor, a contemporary kitchen-diner, complemented by a bay-fronted lounge and a convenient downstairs w/c. Upstairs, three generously proportioned bedrooms accompany a three-piece family bathroom. Outside, the property boasts multiple parking spaces and a west-facing garden featuring a large workshop. Situated conveniently close to amenities, with easy access to main roads and just a short walk from Benfleet Station, this home offers both comfort and convenience. South Benfleet Primary School and the esteemed King John School are both within the catchment area, making it an ideal choice for families. Offered with no onward chain, this property presents a wonderful opportunity.

Frontage - Parking for two vehicles on the front driveway with side access and an overhanging front porch with composite double glazed door and sidelight.

Hallway - Access to w/c, UPVC double glazed window to front and side aspects, radiator, spotlighting, picture rail, skirting, wood effect laminate flooring (opens through into kitchen-diner).

Front Lounge -  $4.41m \times 3.81m (14'5" \times 12'5")$  - UPVC double glazed bay fronted window, radiator, coving, skirting, wooden flooring.Kitchen-Diner -  $5.58m \times 4.20m (18'3" \times 13'9")$  - UPVC double glazed bi-folding doors UPVC double glazed window overlooking the west-facing rear garden

First Floor Landing -  $3.31m \times 1.99m (10'10" \times 6'6")$  - UPVC double glazed window to side aspect, loft access, picture, skirting, carpet.

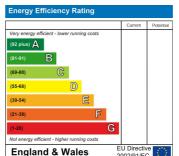
Three-Piece Family Bathroom - 1.97m x 1.95m (6'5" x 6'4") - Obscured UPVC double glazed window to side aspect, bathtub with shower over, combined unit comprising a countertop wash basin with chrome mixer tap, low level w/c with hidden cistern and a laminated worksurface, there is also a wall mounted mirrored cupboard, fully tiled walls, spotlighting, porcelain wood effect floor tiles.

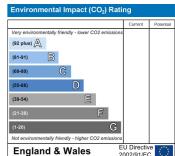
West Facing Rear Garden - Two main paved seating areas, lawn area, access to front of property, fencing to left and right, access to workshop to the rear.

Master Bedroom -  $4.45m \times 3.60m (14'7" \times 11'9")$  - UPVC double glazed bay fronted window, radiator, coving, skirting, carpet.

Bedroom Two - 4.16m x 3.55m (13'7" x 11'7") - UPVC double glazed window to rear aspect, coving, radiator, skirting, carpet.

Bedroom Three -  $2.69m \times 1.99m (8'9" \times 6'6")$  - UPVC double glazed window to front aspect, coving, radiator, skirting, carpet.











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.