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today on 01268 777400



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Saxonville, Benfleet Guide price £600,000

Aspire Estate Agents proudly presents this stunning 4-bedroom detached house for sale in the heart of South Benfleet. Nestled in a charming neighbourhood, this property exudes elegance and comfort. Boasting spacious interiors and modern amenities, it offers the perfect blend of style and functionality. With four bedrooms, there's ample space for a growing family or those who love to entertain. The location provides convenient access to local amenities and transport links, making it an ideal choice for those seeking both tranquillity and convenience. Don't miss this opportunity to make this house your dream home. Contact Aspire Estate Agents today to arrange a viewing and discover the endless possibilities awaiting you in this desirable property.

Tenure: Freehold
Council Tax Band: C

Accommodation comprises:

Entrance via lead light double glazed entrance door to:

ENTRANCE PORCH

ENTRANCE HALL

KITCHEN/BREAKFAST ROOM 12' x 11' 10" (3.66m x 3.61m)

UTILITY ROOM 6' x 5' 5" (1.83m x 1.65m)

CLOAKROOM Two piece suite comprising low level flush w/c and wash hand basin with mixer tap and storage space beneath. Radiator. Dado rail. Extractor fan.

STUDY 10' 8" x 6' (3.25m x 1.83m)

LOUNGE 18' x 12' 10" (5.49m x 3.91m)

DINING ROOM 10' 6" x 8' 9" (3.2m x 2.67m) Window to rear. Coved cornicing to ceiling. Radiator.

FIRST FLOOR ACCOMMODATION:

LANDING Obscure glazed window to side. Access to loft. Panelled doors to all rooms.

BEDROOM ONE 13' 7" x 12' (4.14m x 3.66m) Window to rear. Radiator.

EN-SUITE Obscure glazed window to side. Three piece suite comprising low level flush w/c, pedestal mounted wash hand basin and separate tiled shower cubicle. Tiled floor. Heated towel rail.

BEDROOM TWO 13' x 11' 5" (3.96m x 3.48m) Window to rear elevation. Radiator.

BEDROOM THREE 12' x 12' (3.66m x 3.66m) Window to front elevation. Radiator.

BEDROOM FOUR 11' 4" x 9' 10" (3.45m x 3m) Window to front. Radiator.

FAMILY BATHROOM Obscure glazed window to side. Four piece white suite comprising low level flush with integrated cistern, wash hand basin with mixer tap, panelled bath with mixer tap and separate tiled shower cubicle. Heated towel rail. Tiled floor. Inset halogen lighting.

EXTERIOR:

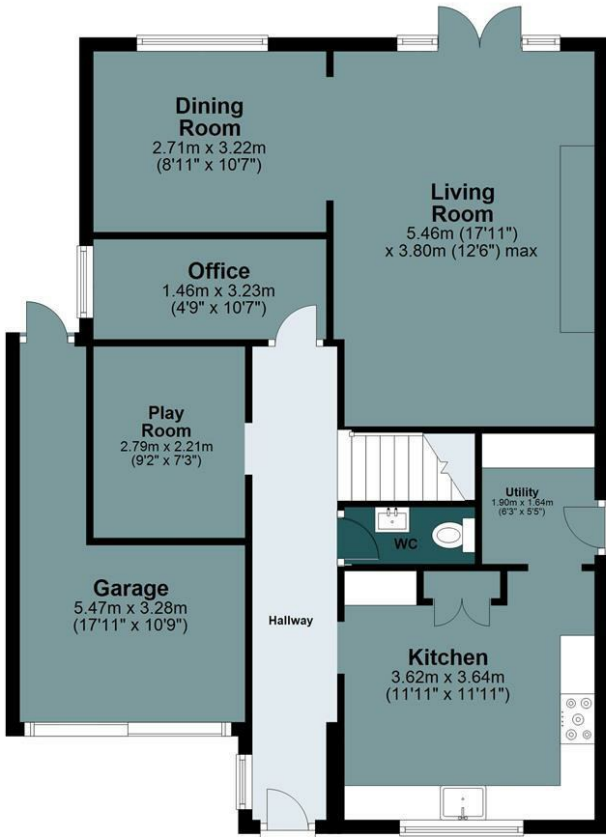
FRONT Gravel providing access to GARAGE and off street parking for several vehicles.

GARAGE With up and over door.

SOUTH BACKING REAR GARDEN Fencing to both flanks and rear boundary. Side access to FRONT. Glazed door to GARAGE. Exterior lighting.

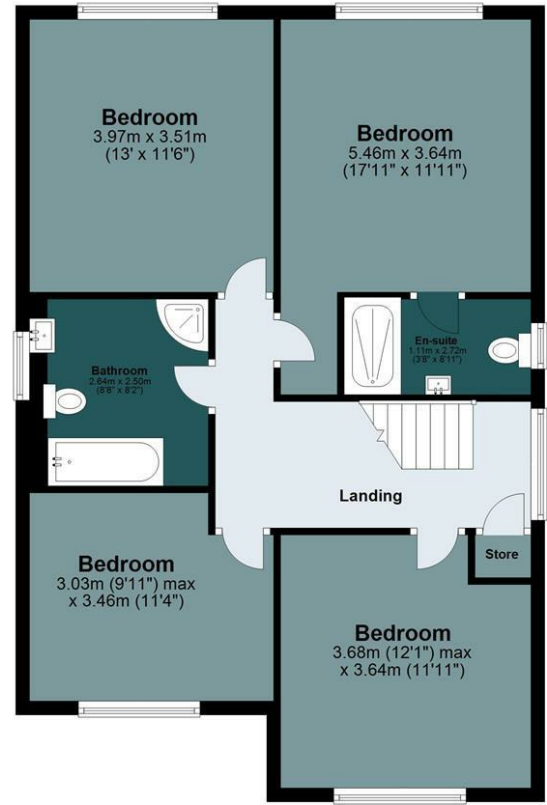
Ground Floor

Approx. 83.3 sq. metres (896.5 sq. feet)



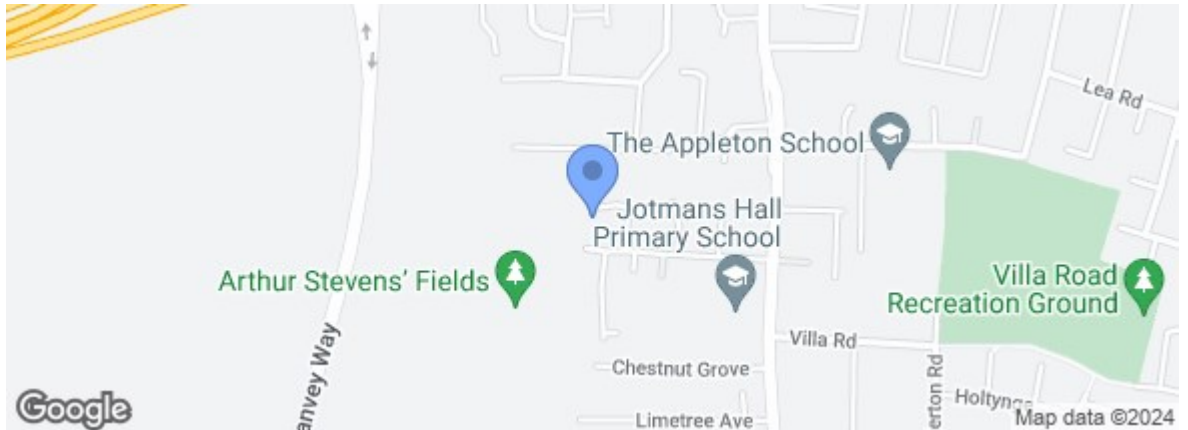
First Floor

Approx. 75.5 sq. metres (813.0 sq. feet)



Total area: approx. 158.8 sq. metres (1709.5 sq. feet)
Saxonville

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.