

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



Peregrine Drive, Benfleet Price guide £325,000

- **APPROXIMATELY 70FT GARDEN**
- **NO-ONWARD CHAIN**
- **WALKING DISTANCE TO LOCAL FIELDS**
- **MODERN BATHROOM**
- **15 MINUTE WALK TO BENFLEET TRAIN STATION**
- **GARAGE AT REAR OF THE PROPERTY**
- **STUNNING INTERIOR**
- **MODERN KITCHEN**

Welcome to this charming end-terrace home, featuring a spacious 70ft garden. This delightful property also boasts convenient rear access to a garage, offering both practicality and ample storage. Ideally located, it's just a 15-minute walk to Benfleet train station, making it perfect for commuters. Ideal for families or individuals seeking easy access to LONDON. Guild price: £325,000 - £350,000

LOUNGE

Plastered ceiling with overhead lighting front aspect UPVC double glazed window, Radiator and Wood effect flooring.

KITCHEN

Plastered ceiling with overhead lighting and extractor fan, Rear Aspect UPVC double glazed window and door, Kitchen comprises of a range of base and eye level units with plenty of counter space including an integrated sink drainer, gas oven.

BATHROOM

Plastered ceiling with overhead lighting, rear UPVC double glazed Obscured window, heated towel rail, W/C, Basin unit with storage, Tiled floor.

BEDROOM ONE

Plastered Ceiling with overhead lighting, front aspect UPVC double glazed windows, radiator and wood flooring.

BEDROOM TWO

Plastered ceiling with overhead lighting and Rear UPVC double glazed windows, radiator, wood effect flooring.

FALLWAY

plastered ceiling with over head lighting, side facing UPVC double glazed window, carpet tile flooring.

GARAGE

Garage is brick built and has an up and over garage door.

GARDEN

Roughly 70ft, single rear door access into the garden and access into the garage.

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.