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today on 01268 777400**



Albion Road, Benfleet £625,000

CHECK OUT THE VIDEO. Aspire Estate Agents proudly presents this impressive detached home, ideal for large families seeking spacious living with stunning interiors and high-quality fixtures and fittings throughout. The welcoming entrance hall leads to a large lounge, a separate dining room, a modern kitchen with an island and adjacent utility room, a downstairs cloakroom, a family bathroom, and four double bedrooms, including an en-suite to the primary bedroom.

The exterior is equally desirable, featuring ample off-street parking at the front, an integral garage for additional storage, and a beautiful south-facing rear garden perfect for enjoying the long-lasting evening sunshine during summer.

This home is conveniently located within walking distance to excellent local amenities, including Villa Road Recreation Ground, ideal for year-round walks. Tarpots offers a wide variety of shops, a supermarket, cafes, and restaurants, including the highly recommended Asprea. The property provides quick access to the A13 and A130 and is only a 30-minute walk from Benfleet Station for the C2C line into London Fenchurch Street within the hour.

The school catchment areas include Kents Hill Junior School and The Appleton School, both highly sought after in the region.

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Entrance

Entrance hallway comprising coved cornicing to smooth ceiling with fitted spotlights, stairs leading to first floor landing, radiator, solid wood flooring, open into:

Dining Room

12'7 x 9'8

Double glazed bay window to front, coved cornicing to smooth ceiling with fitted spotlights and feature pendant light, feature tiled wall, radiator, solid wood flooring.

Downstairs W/C

Two piece suite comprising pedestal wash hand basin and low level w/c, double glazed obscure window to side, smooth ceiling, complimentary tiled walls, wall mounted light, solid wood flooring.

Kitchen

18'9 x 9'8

Range of base level gloss units with laminate work surfaces above incorporating stainless steel inset sink with mixer tap, integrated oven with five ring induction hob and extractor unit over, space for American style fridge/freezer, island centred with laminate work surfaces extending into breakfast bar, double glazed French doors to rear opening to rear garden, coved cornicing to smooth ceiling with fitted spotlights, tiled splashbacks, tiled flooring, open into:

Utility Room

10'3 x 6'3

Range of wall and base level units with solid wood work surfaces above incorporating ceramic butler sink with mixer tap, double glazed obscure window to rear, coved cornicing to smooth ceiling with fitted spotlights, space for washing machine, solid wood flooring, door leading to garage.

Lounge

18'9 x 13'7

Double glazed French doors to rear opening to rear garden, coved cornicing to smooth ceiling with pendant lighting, open gas feature fireplace, feature panelled walls, two radiators, solid wood flooring, open into: First Floor Landing Double glazed window to side, coved cornicing to smooth ceiling with pendant lighting, loft access, storage cupboard, airing cupboard, carpeted flooring, doors to:

Bedroom One

13'9 x 13'0

Double glazed window to rear, coved cornicing to smooth ceiling with pendant lighting, radiator, carpeted flooring, door to:

En-Suite/Wet Room Three piece suite comprising walk in shower with rainfall and handheld attachment over, wash hand basin with mixer tap set into vanity unit and low level w/c, extractor fan, double glazed obscure window to side, smooth ceiling with fitted spotlights, tiled walls, chrome heated towel rail, tiled flooring.

Bedroom Two

16'5 x 10'0

Double glazed obscure window to rear, coved cornicing to smooth ceiling with fan ceiling light, built in wardrobes, radiator, carpeted flooring.

Bedroom Three

11'8 x 11'7

Double glazed window to front, coved cornicing to smooth ceiling with fan ceiling light, built in wardrobes, radiator, carpeted flooring.

Bedroom Four

12'5 x 10'0

Double glazed window to front, coved cornicing to smooth ceiling with pendant lighting, built in wardrobes, radiator, carpeted flooring.

Bathroom Three piece suite comprising freestanding bath with wall mounted mixer taps, wash hand basin with mixer tap set into vanity unit and low level w/c, heated towel rail, double glazed obscure window to side, coved cornicing to smooth ceiling with fitted spotlights, tiled flooring.

Rear Garden

Commencing with slab paved pathway leading to seating area to side with pergola, remainder laid to lawn, large shed at rear to remain, side gated access to front garden.

Front Garden

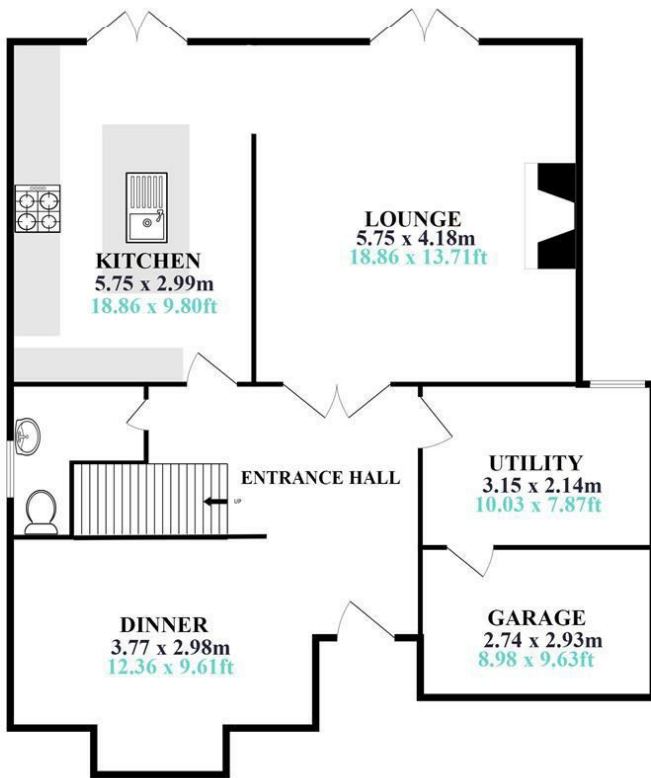
Block paved driveway providing off street parking for multiple vehicles, access to garage, side gated access to rear garden.

Garage

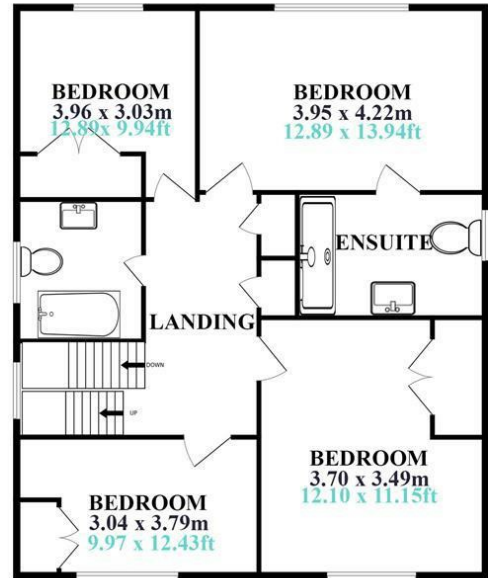
10'3 x 8'6

Electric roller door to front, power and lighting.

GROUND FLOOR



1ST FLOOR



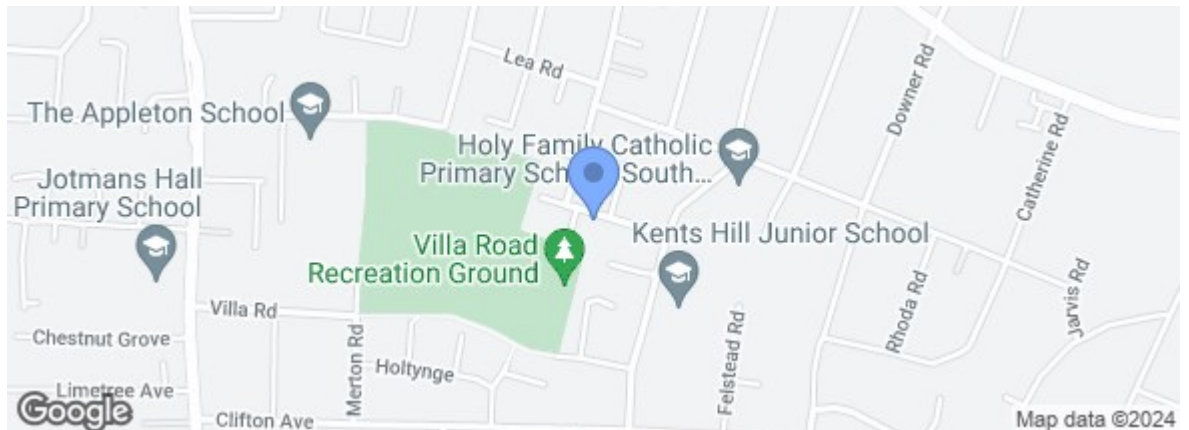
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ALBION ROAD
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
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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