

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



Stanway Road, Benfleet Offers invited £575,000

Aspire Estate Agents welcome you to this exceptional residence on Stanway Road, Benfleet. This charming home features three spacious bedrooms and one bathroom, providing a comfortable living space with ample room to create your dream home.

Nestled in the highly desirable Benfleet area, this property is ideally located near top-rated schools, including the renowned Appleton School, making it perfect for families seeking quality education options. The neighborhood offers a variety of parks and recreational areas, ideal for weekend outings and leisurely walks.

One of the most striking features of this property is its impressive 140ft garden. This expansive outdoor space not only provides a private oasis but also represents a significant development opportunity. Whether you're looking to extend the current structure or explore potential new builds, the possibilities are endless.

The property includes two garages, offering plenty of space for vehicles or additional storage needs. Benfleet's vibrant community boasts an array of dining options, shopping centers, and cultural attractions, ensuring there's always something to do. Excellent transport links to central London and surrounding areas make commuting convenient and stress-free.

This property offers a unique opportunity to own a home in a sought-after location with exceptional development potential. Don't miss out on the chance to make this versatile plot your new project. Contact Aspire Estate Agents today to take the first step towards owning this Benfleet gem!

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Hallway

17'1 x 4'0 (5.21m x 1.22m)

Living Room

12'9 x 11'10 (3.89m x 3.61m)

Bedroom One

10'10 x 11'11 (3.30m x 3.63m)

Bedroom Two

11'11 x 9'1 (3.63m x 2.77m)

Bedroom Three

10'3 x 8;'8 (3.12m x 2.44m;'2.44m)

Bathroom

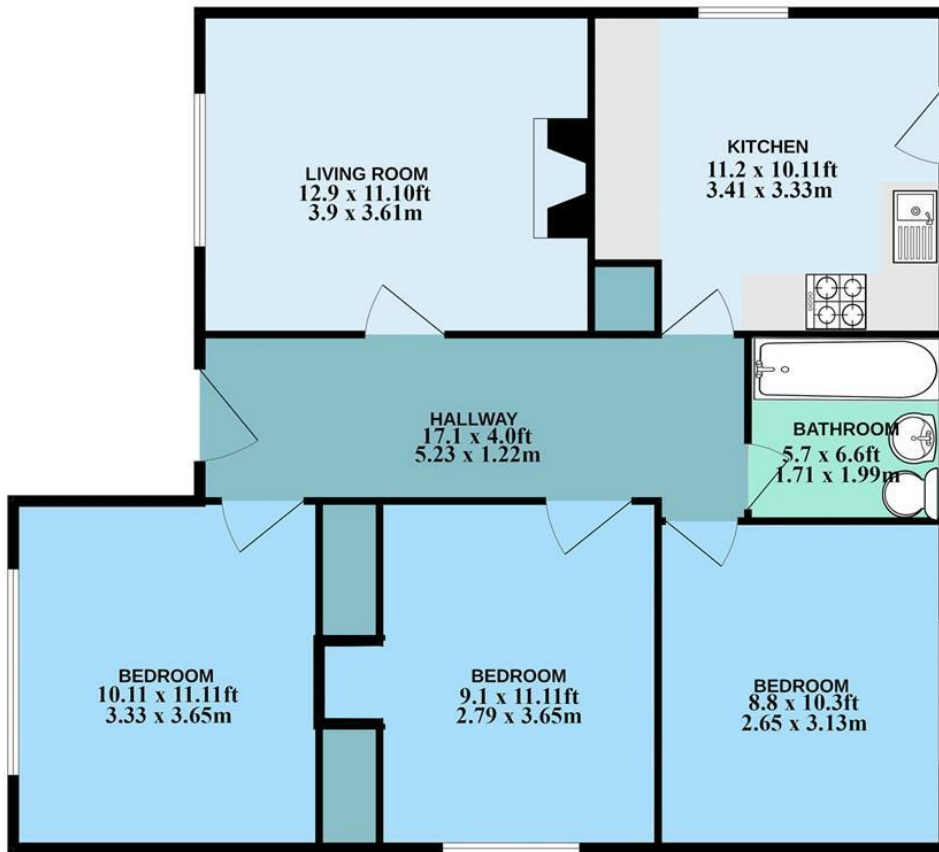
6'6 x 5'7 (1.98m x 1.70m)

Kitchen

11'2 x 10'11 (3.40m x 3.33m)

Rear Garden

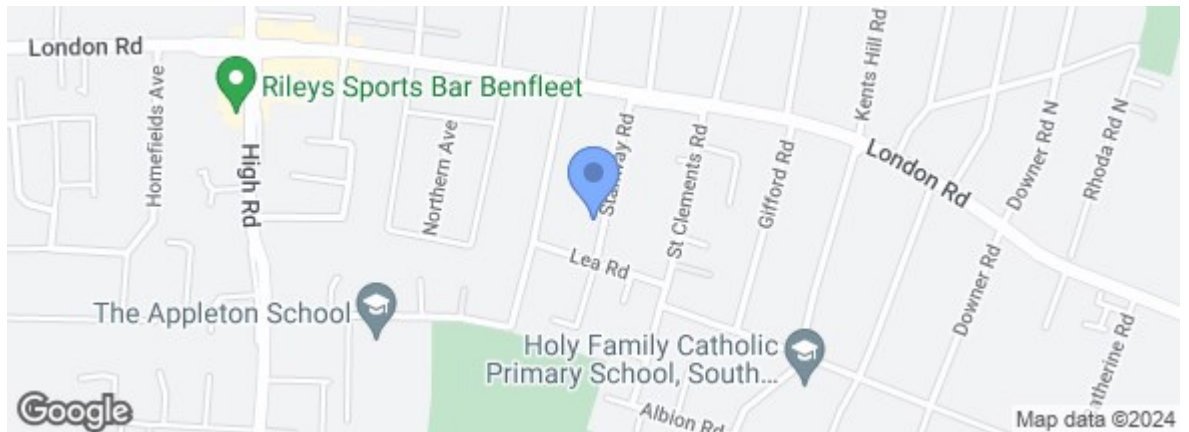
140 (42.67m)



Stanway Road Benfleet

x3 x1

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.