

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



Station Road, Benfleet Offers invited £400,000

Aspire Estate Agents are pleased to offer for sale this well-presented three-bedroom townhouse situated just a stone's throw from Benfleet station, providing direct links to London Fenchurch Street via the C2C line.

The property benefits from open-plan living accommodation, a ground floor gym, a modern bathroom suite, a ground floor cloakroom, a garage, and off-street parking for two vehicles. It is also conveniently located near High Road schools, shops, and other amenities.

Accommodation comprises:

Entrance via composite door to:

HALLWAY Stairs to FIRST FLOOR ACCOMMODATION with understairs storage. Ornate radiator. Laminate flooring. Doors to:

GROUND FLOOR CLOAKROOM Skimmed ceiling. Obscure double glazed window to rear aspect. Two piece suite comprising close coupled w/c and hand wash basin with storage beneath. Ornate radiator. Part tiled walls. Tiled floor.

GROUND FLOOR RECEPTION/GYM 12' 7" x 7' (3.84m x 2.13m) Skimmed ceiling with inset spotlights. Double glazed window to rear aspect. Double glazed door to REAR GARDEN. Ornate radiator. Laminate flooring.

UTILITY ROOM 9' 1" x 5' 6" (2.77m x 1.68m) Space for washing machine and tumble dryer. Laminate flooring. Door to GARAGE.

KITCHEN/DINER 16' x 10' 3" (4.88m x 3.12m) Skimmed ceiling with spotlight insets. Double glazed windows to rear aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset one and a half bowl stainless steel sink drainer. Inset 4 ring electric hob with extractor fan above. Built in double electric oven. Space for fridge/freezer. Integrated dishwasher. Plinth lighting. Opening to:

LOUNGE 16' x 15' 8" reducing to 13' 4" (4.88m x 4.78m > 4.06m) Skimmed ceiling. Double glazed bay window to front aspect. Further double glazed window to front aspect. Stairs to SECOND FLOOR ACCOMMODATION. Radiator.

SECOND FLOOR LANDING Skimmed ceiling with loft access. Airing cupboard. Doors to:

BEDROOM ONE 12' x 9' 8" max. (3.66m x 2.95m) Double glazed window to front aspect. Radiator.

BEDROOM TWO 9' 9" plus wardrobes x 9' 4" (2.97m x 2.84m) Double glazed window to rear aspect. Built in wardrobes. Radiator

BEDROOM THREE 8' 3" x 6' 8" (2.51m x 2.03m) Double glazed window to front aspect. Built in storage cupboard. Radiator.

BATHROOM 6' 4" x 5' 9" (1.93m x 1.75m) Skimmed ceiling with spotlight insets. Obscure double glazed window to

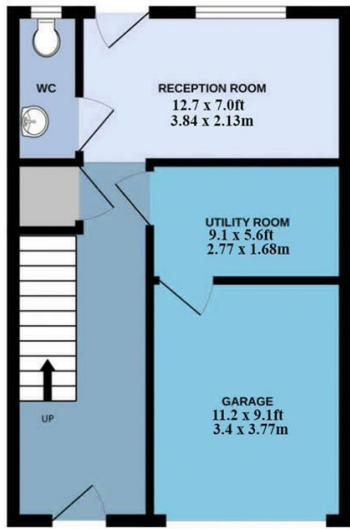
rear aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and panelled bath with overhead mixer shower. Heated towel rail. Part tiled walls.

OUTSIDE OF PROPERTY: To the FRONT of the property is a paved driveway providing off street parking for two vehicles and access to GARAGE.

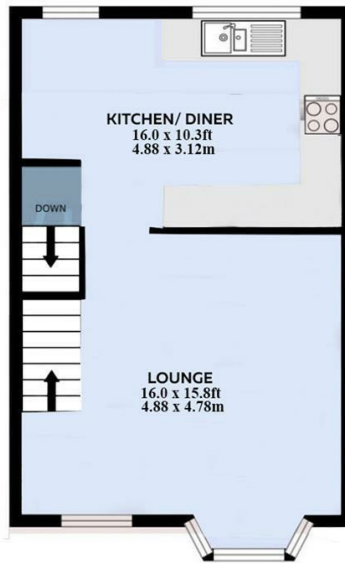
The REAR GARDEN measures approx. 30' and commences with decking area with steps down to artificial grass. Shed to remain.

GARAGE 11' 2" x 9' 1" (3.4m x 2.77m) With up and over door. Door to UTILITY ROOM.

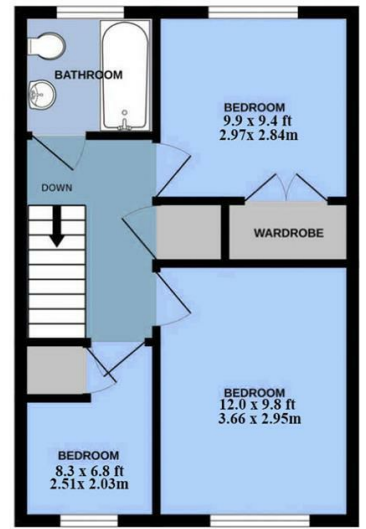
GROUND FLOOR



1ST FLOOR



2ND FLOOR



ASPIRE
ESTATE AGENTS

Station Road
South Benfleet

3 x3 **1** 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	



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