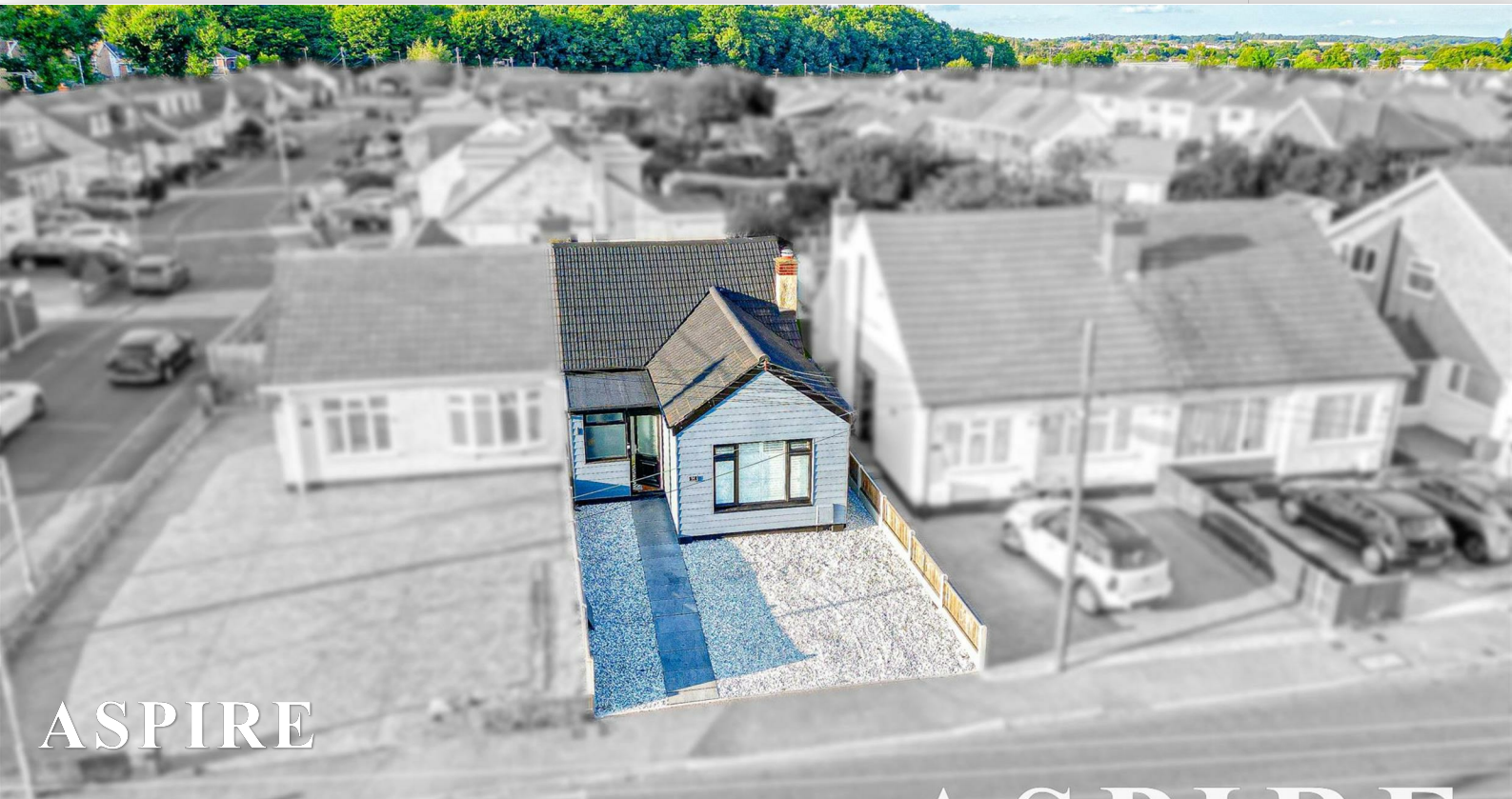


**To arrange a viewing contact us
today on 01268 777400**



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Common Lane, Benfleet Guide price £375,000

Aspire Estate Agents are delighted to present this stunning semi-detached bungalow, meticulously decorated to the highest standard throughout, offering modern and luxurious living that is sure to impress. Ready to move into immediately, this property is ideal for first-time buyers stepping onto the property ladder or those looking to downsize. Guide Price £375,000 - £400,000

Upon entering this beautiful home, you'll find a stylishly fitted kitchen with a breakfast bar and integrated appliances, seamlessly flowing into a spacious lounge with bi-folding doors that open onto the attractive rear garden. The bungalow also features two generously sized bedrooms with fitted wardrobes and an immaculate three-piece bathroom suite. The exterior is equally impressive, boasting off-street parking for two vehicles at the front and a wonderful, low-maintenance rear garden complete with a decked seating area and outdoor heaters, perfect for entertaining friends and family year-round.

In terms of location, you'll be surrounded by excellent local amenities, including Sainsbury's for your weekly shopping, The Woodmans Arms for fantastic food and drinks, and Thundersley Great Common for refreshing walks with friends. With convenient bus connections offering multiple routes and quick access to the A127 and A13, the property is also within the catchment area for Thundersley Primary School and The Deanes School.

www.aspireestateagents.co.uk

Tenure-Freehold
Council Tax Band-C

Porch

6'11 x 6'5 (2.11m x 1.96m)

Entrance Hallway

Lounge/ Diner

18'9 x 10'9 (5.72m x 3.28m)

Kitchen

12'0 x 7'0 (3.66m x 2.13m)

Master Bedroom

11'0 x 11'0 (3.35m x 3.35m)

Second Bedroom

9'11 x 7'9 (3.02m x 2.36m)

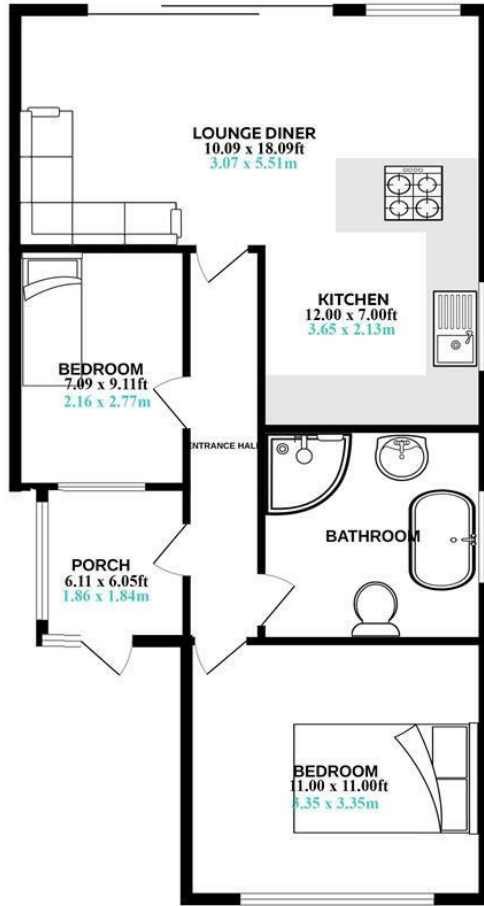
Family Bathroom

Rear Garden

GROUND FLOOR

ASPIRE

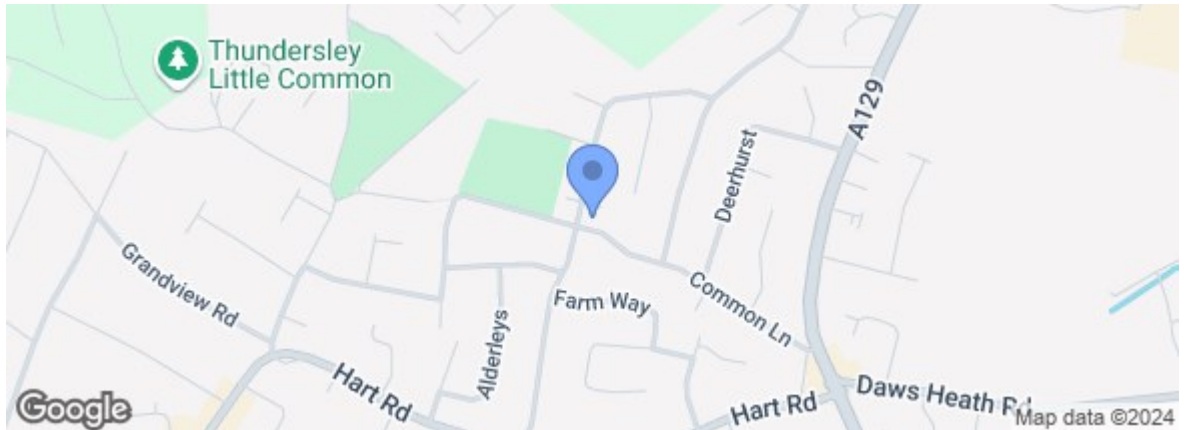
ESTATE AGENTS



COMMON LANE BENFLEET

🏠 x2 🚗 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.