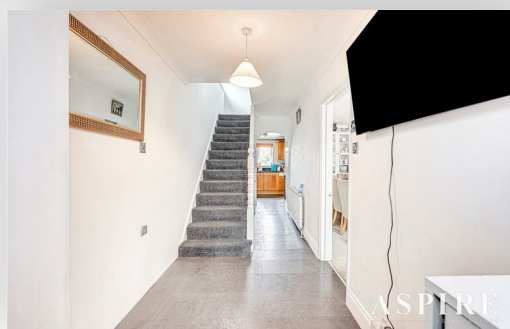


**To arrange a viewing contact us  
today on 01268 777400**



## **Clarence Road North, Benfleet £600,000**

This stunning detached home boasts an abundance of interior space, extensive parking, and a desirable south-facing garden. On the ground floor, you'll find two spacious reception rooms, a bright kitchen-breakfast area with direct access to the garden, a convenient downstairs W/C, a separate utility room, and a garage. Additionally, the fifth bedroom, which can also serve as an office, is located on this level. Notably, planning permission has been granted by Castle Point Borough Council (ref: 23/0242/FUL) for the conversion and extension of the garage area, offering even more potential for this fantastic property.

Upstairs, there are four generously sized bedrooms, including a master with an en-suite, a modern three-piece family bathroom, and beautiful Estuary views from the rear of the house. The property is ideally located within the catchment areas of The King John School and Kents Hill Primary, with Southend's prestigious grammar schools just a short drive away. For commuters, Benfleet Station is within walking distance, while Benfleet Downs and Boyce Hill Golf Course are only moments away. With local amenities and bus links around the corner, this home offers the perfect blend of convenience and future potential for family living.

Dimensions in meters

Hallway (5.56 x 1.83)

Kitchen breakfast room (5.51 x 2.54)

Lounge (5.08 x 3.76)

Dining room (3.81 x 3.15)

Study/Bedroom (3.81 x 1.83)

Bedroom 2 (3.66 x 3.35)

Bedroom 3 (3.15 x 3.12)

Bedroom 4 (3.12 x 2.26)

Master bedroom (4.75 x 3.78)

# ASPIRE

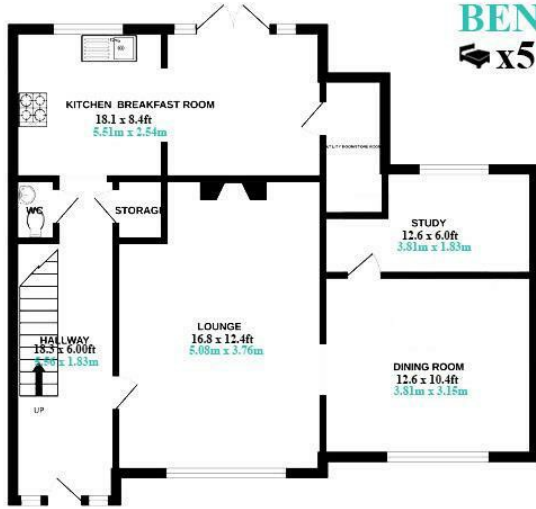
ESTATE AGENTS

## CLARENCE ROAD

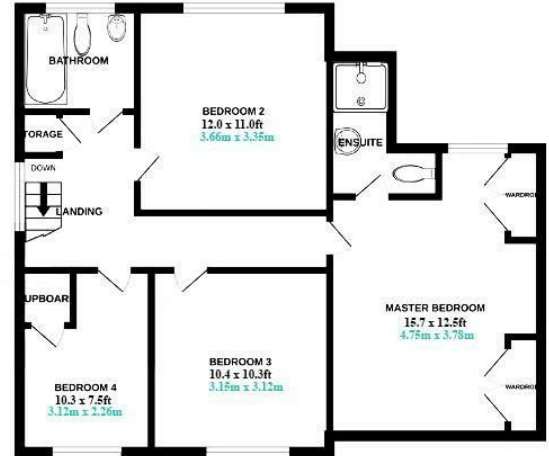
### BENFLEET

↔ x5 ↔ x2

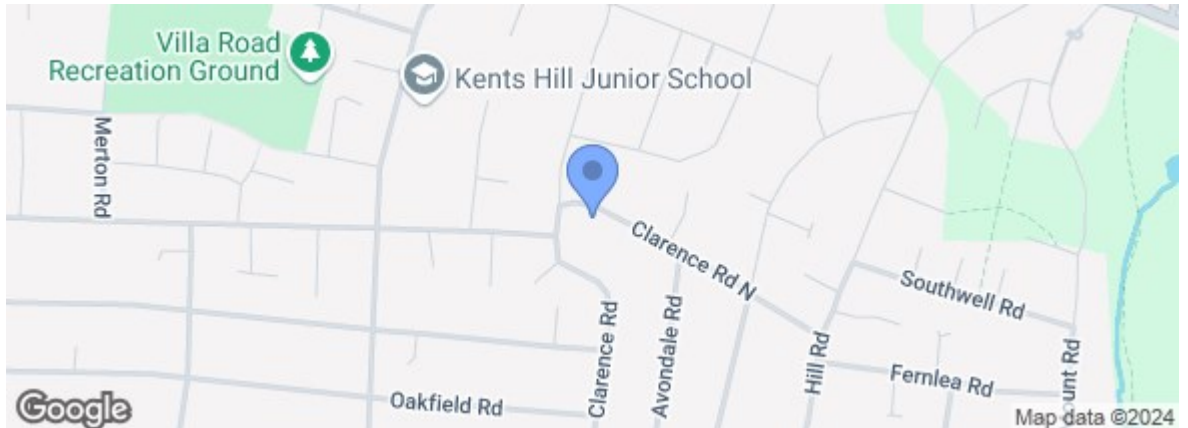
GROUND FLOOR



1ST FLOOR



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 <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.