

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



Clarence Road North, Benfleet Guide price £575,000

GUIDE PRICE £575,000 - £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.

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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

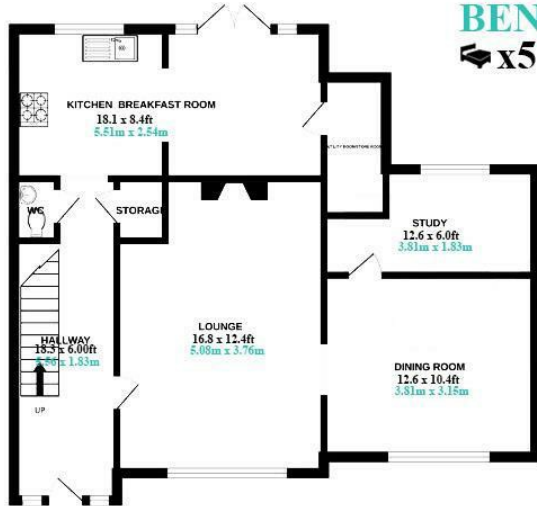
ESTATE AGENTS

CLARENCE ROAD

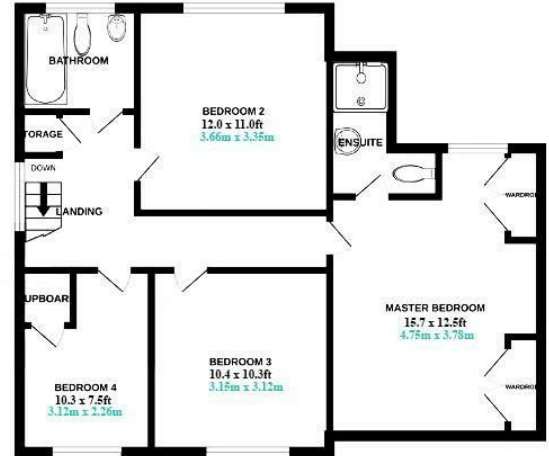
BENFLEET

↔ x5 ↔ x2

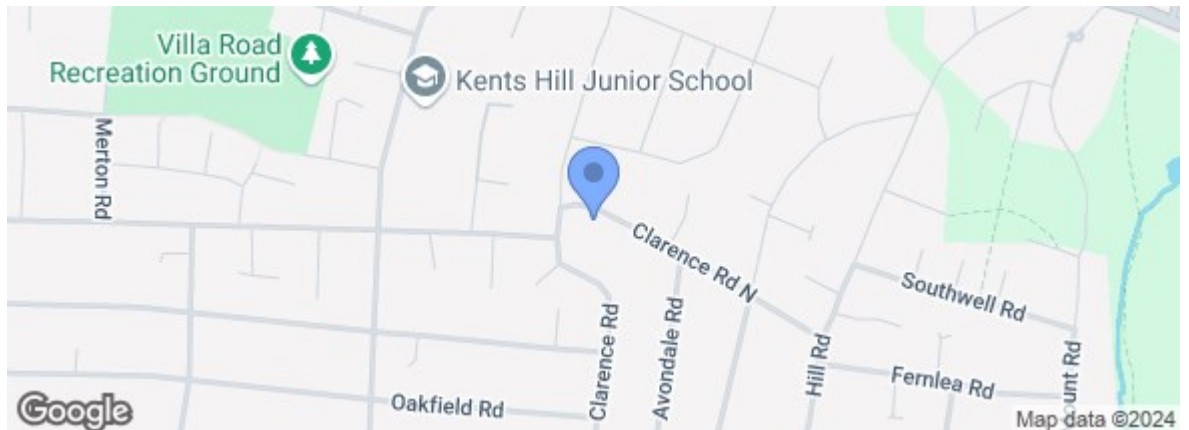
GROUND FLOOR



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 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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