

To arrange a viewing contact us  
today on 01268 777400



## Rayleigh Road, Benfleet Offers in the region of £450,000

Aspire Estate Agents are delighted to present this property, ideally located in the heart of SS7. The home benefits from two direct links to London—Rayleigh (Victoria Line) and Benfleet (C2C)—and is close to the popular USP College. It also offers excellent local amenities, with both Benfleet High Street and Rayleigh Town Centre nearby, and a Sainsbury's superstore less than 0.4 miles away.

Upon entering, you are welcomed by a spacious hallway with warm, inviting tones, leading to a large open-plan kitchen/lounge/diner. This "through room" design features a stunning bay window and a high-quality white kitchen with integrated appliances. Adjacent to this is a downstairs bathroom and a generous rear reception room. Upstairs, there are four double bedrooms, a large family bathroom suite, and ample storage, all accessible from a bright, airy landing space lit by a side window.

Set back from the road, the property features an expansive driveway offering parking for multiple vehicles, alongside side access to the property. The rear garden is sun-drenched, featuring a beautiful water feature and plenty of green space.

Additional features include Council Tax Band E, off-street parking, excellent mobile and broadband connectivity, and the property is located within the catchment area for Cedar Hall School. There are also nearby bus links, with First Bus Interchange conveniently close.

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Kitchen/Lounge  
32'10" x 10'01"

Family Room  
19'01" x 11'10"

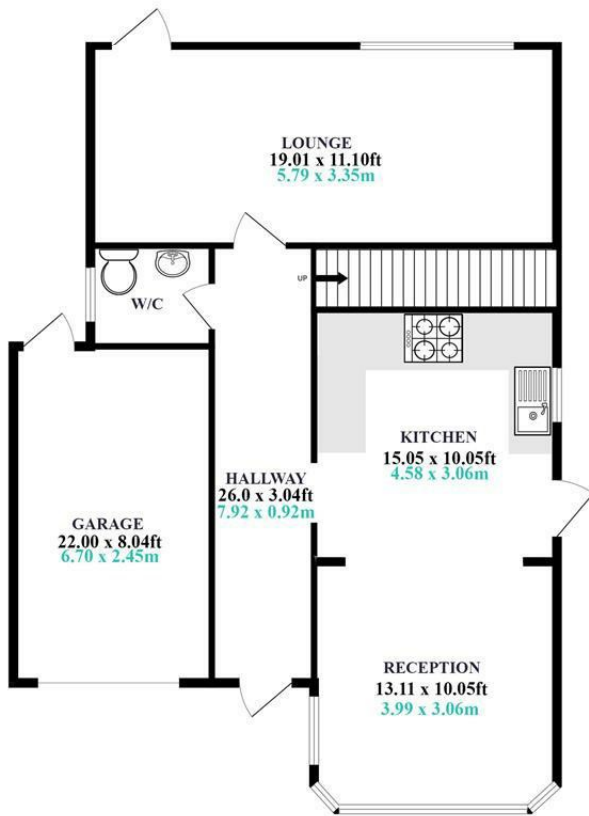
Bedroom One  
13'02" x 10'05"

Bedroom Two  
11'11" x 10'05"

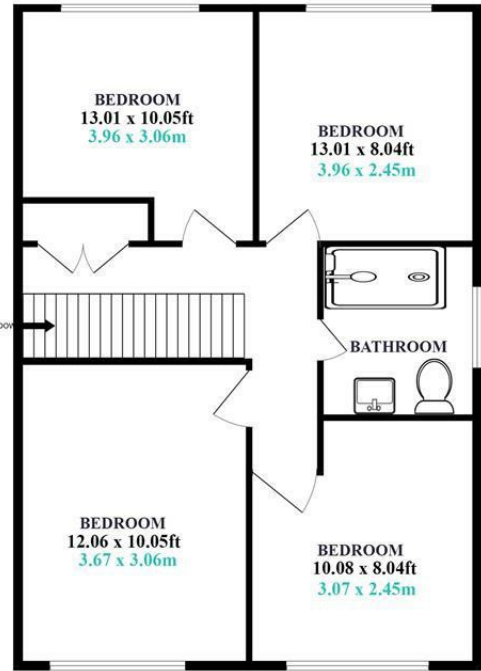
Bedroom Three  
13'06" x 8'04"

Bedroom 4  
9'10" x 8'04"

GROUND FLOOR



1ST FLOOR



**ASPIRE**  
ESTATE AGENTS  
**RAYLEIGH ROAD**  
**THUNDERSLEY**  
🏠 x4 🚗 x2

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		Current	Potential
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			



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