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## Woodham Park Drive, Benfleet Guide price £325,000

Aspire Estate Agents are pleased to present this spacious three-bedroom extended semi-detached family home, situated in a highly sought-after location. This property offers three large double bedrooms, a detached garage, and a generously sized west-facing rear garden. With a complete onward chain, it is ideal for families looking to settle in a prime area.

The home is within walking distance of fields, shops, local amenities, and Benfleet Mainline Train Station. Key features include a ground floor W/C, a modernized first-floor bathroom, a spacious lounge, and a kitchen/diner. Additionally, there is potential to extend (subject to planning permission) and ample off-street parking. The guide price for this property is between £325,000 and £375,000.

#### ENTRANCE

Double glazed door opening to:

#### PORCH

Carpet flooring, double glazed door opening to the garden, main door opening to the hallway.

#### HALLWAY

Carpet flooring, stairs leading to first floor.

#### LOUNGE

15'6 x 14'11 max (4.72m x 4.55m max)

UPVC double glazed bay window to front, Oak effect laminate flooring, smooth plastered and coved ceiling, radiator, chimney breast with feature inset Electric fire.

#### KITCHEN/DINER

21'2 x 11'1 reducing to 8'0 (6.45m x 3.38m reducing to 2.44m)

A range of wall and base units with roll top work surfaces over, one and a half bowl stainless steel sink and drainer with stainless steel mixer tap over, tiled splash back, space for cooker with extractor fan over, space for fridge, space for freezer, space for washing machine and dishwasher, tiled floor, smooth plastered and coved ceiling, UPVC double glazed window to rear, UPVC double glazed door opening to the rear garden, space for table and chairs.

#### BEDROOM THREE / PLAYROOM

16'2 x 6'8 max (4.93m x 2.03m max)

UPVC double glazed window to side, UPVC double glazed door opening to the rear garden, carpet flooring, radiator, smooth plastered and coved ceiling.

#### STUDY AREA

8'1 x 5'6 (2.46m x 1.68m)

Located off the hallway, door opening to the study area located under the stairs.

#### GROUND FLOOR W/C

A two piece suite comprising of low level close coupled toilet with chrome effect push button flush, a corner wall mounted hand

wash basin with

stainless steel mixer tap over, half tiled walls, tiled flooring, smooth

plastered and coved ceiling, obscure UPVC double glazed window to side.

#### LANDING

Carpet flooring, doors opening to:

#### BEDROOM ONE

12'9 x 11'0 (3.89m x 3.35m)

UPVC double glazed bay window to front, carpet flooring, radiator, storage cupboard in eaves.

#### BEDROOM TWO

11'4 x 10'9 (3.45m x 3.28m)

UPVC double glazed bay window to rear, wood effect laminate flooring, radiator, storage cupboard in eaves.

#### BATHROOM

9'6 x 4'10 (2.90m x 1.47m)

A modernised three piece suite comprising of a bath with stainless steel taps over, pedestal hand wash basin with mixer taps over, w/c, half tiled walls in a modern neutral tile, grey stone effect vinyl flooring, smooth plastered ceiling, obscure UPVC double glazed window to side, radiator.

#### REAR GARDEN

A West facing rear garden, commencing with a block paved patio, the remainder laid to lawn, borders housing a variety of shrubs and bushes, block paved path leading to the rear of the garden, double glazed door opening to the porch which leads to the front of the property.

#### FRONTAGE

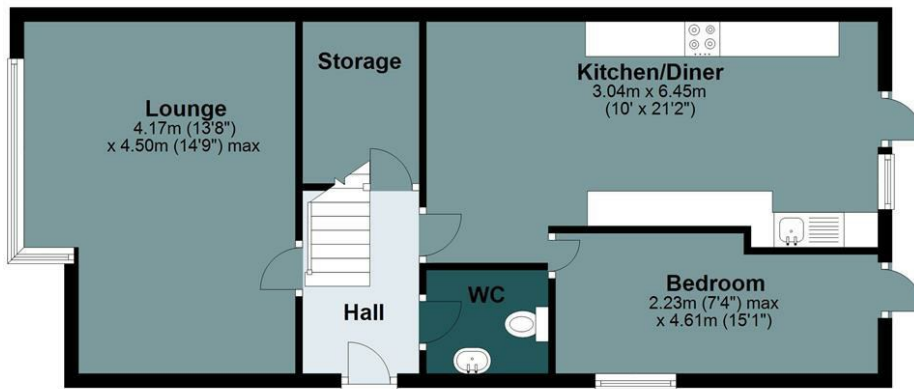
Block paved driveway providing off street parking, lawn area, access to the detached garage.

#### GARAGE

Electric roller garage door

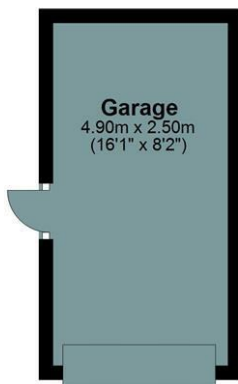
### Ground Floor

Approx. 58.2 sq. metres (626.8 sq. feet)



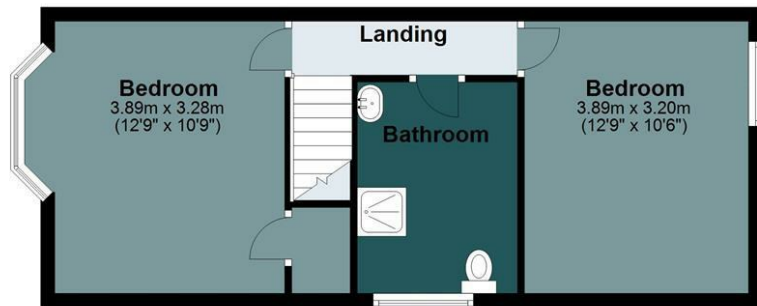
### Garage

Approx. 12.3 sq. metres (131.9 sq. feet)



### First Floor

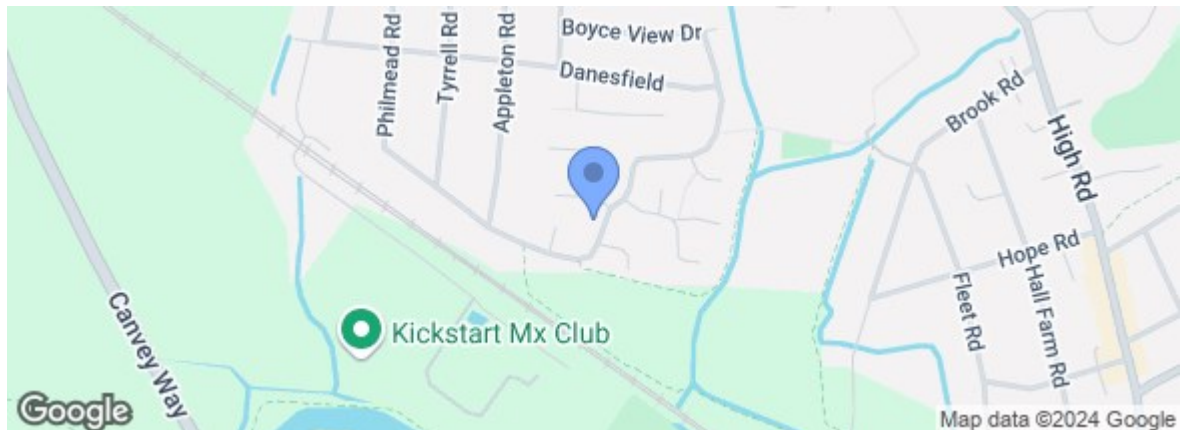
Approx. 38.8 sq. metres (417.6 sq. feet)



Total area: approx. 109.3 sq. metres (1176.3 sq. feet)

**Woodham Park Drive, Benfleet**

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	79
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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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