

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



Clarence Road, Benfleet Offers in the region of £525,000

Aspire estate agents proudly present this stunning four-bedroom semi-detached property that offers the perfect blend of modern living and classic charm. With spacious interiors, a beautifully landscaped garden, and plenty of natural light, this home is ideal for families or those seeking extra space. Don't miss the opportunity to make this home yours!

ENTRANCE HALL

8'6" x 3'5" (2.60 x 1.05)

Entrance into the property, Skimmed ceiling with over head spot lighting, radiator, tiled flooring. Doors leading to kitchen/diner, lounge and downstairs w/c with stairs leading to the first floor.

DOWNSTAIRS W/C

Skimmed ceiling with over head spot lighting, floor to ceiling tiling. sink basin with storage and w/c.

KITCHEN/DINER

14'2" x 17'10" (4.33 x 5.45)

Skimmed ceiling with over head spot lighting, side and front aspect UPVC double glazed windows. This kitchen comprises of upper and lower storage cupboards sink drainer, tiled flooring. the kitchen diner has been opened up to create a great space with fitted storage skimmed ceiling and tiled flooring to match the kitchen.

LOUNGE

19'0" x 16'8" (5.80 x 5.09)

The lounge space has been extended, sky lighting installed around 4 years ago allowing amazing natural light into the property. Skimmed ceiling with over head spot lighting, radiator and tiled flooring, side aspect UPVC double glazed window and rear aspect UPVC double glazed French doors with window panels.

BEDROOM ONE

12'5" x 9'10" (3.81 x 3.02)

Skimmed ceiling with over head lighting, side aspect UPVC double glazed window, radiator, built in wardrobes and carpeted flooring.

BEDROOM TWO

9'10" x 9'5" (3.01 x 2.88)

Textured ceiling with over head lighting, side and front aspect UPVC double glazed window, radiator and carpeted flooring.

BEDROOM THREE

11'9" x 7'6" (3.60 x 2.30)

Textured ceiling with over head lighting, front and side aspect UPVC double glazed windows, radiator and carpeted flooring.

BEDROOM FOUR

12'5" x 7'8" (3.79 x 2.36)

Textured ceiling with over head lighting, side aspect UPVC double glazed window, radiator and carpeted flooring.

BATHROOM

Skimmed ceiling with over head spot lighting, front aspect UPVC obscured double glazed window, shower unit to the right of the room, bath to the left, sink basin with storage unit and w/c. floor to ceiling tiled walls and wood effect flooring.

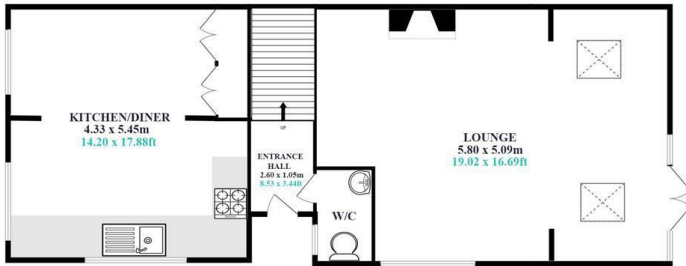
GARDEN

Garden has been kept to a high standard, with patio seating area and shed for storage, BBQ area, side gate for access to the front of the property.

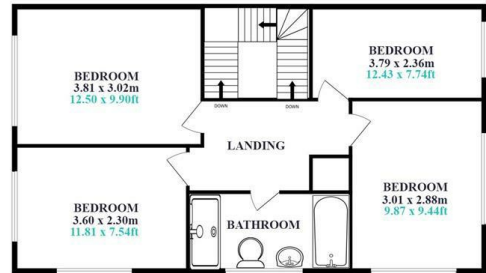
DRIVEWAY

Gravelled driveway with parking for 3-4 Vehicles.

GROUND FLOOR



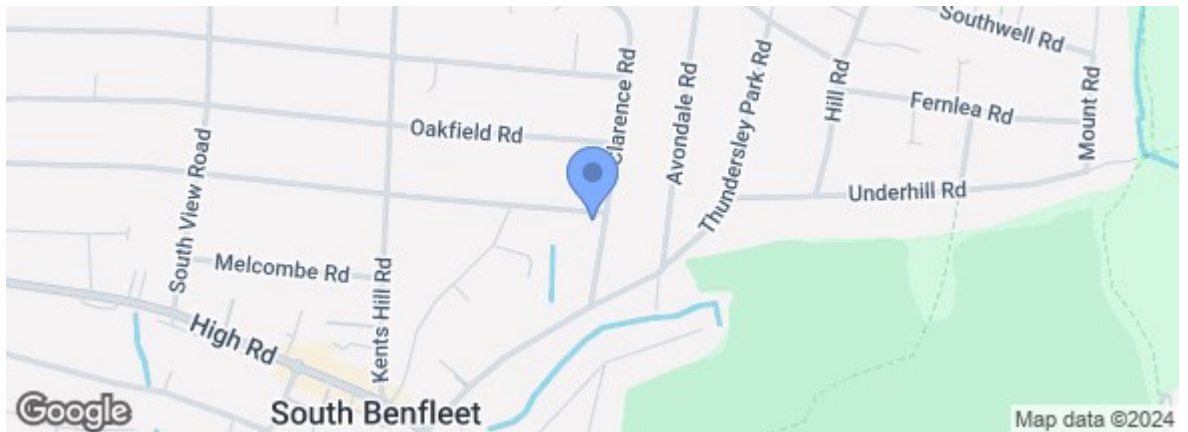
1ST FLOOR



ASPIRE
ESTATE AGENTS
CLARENCE ROAD
BENFLEET
x4 x2

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.