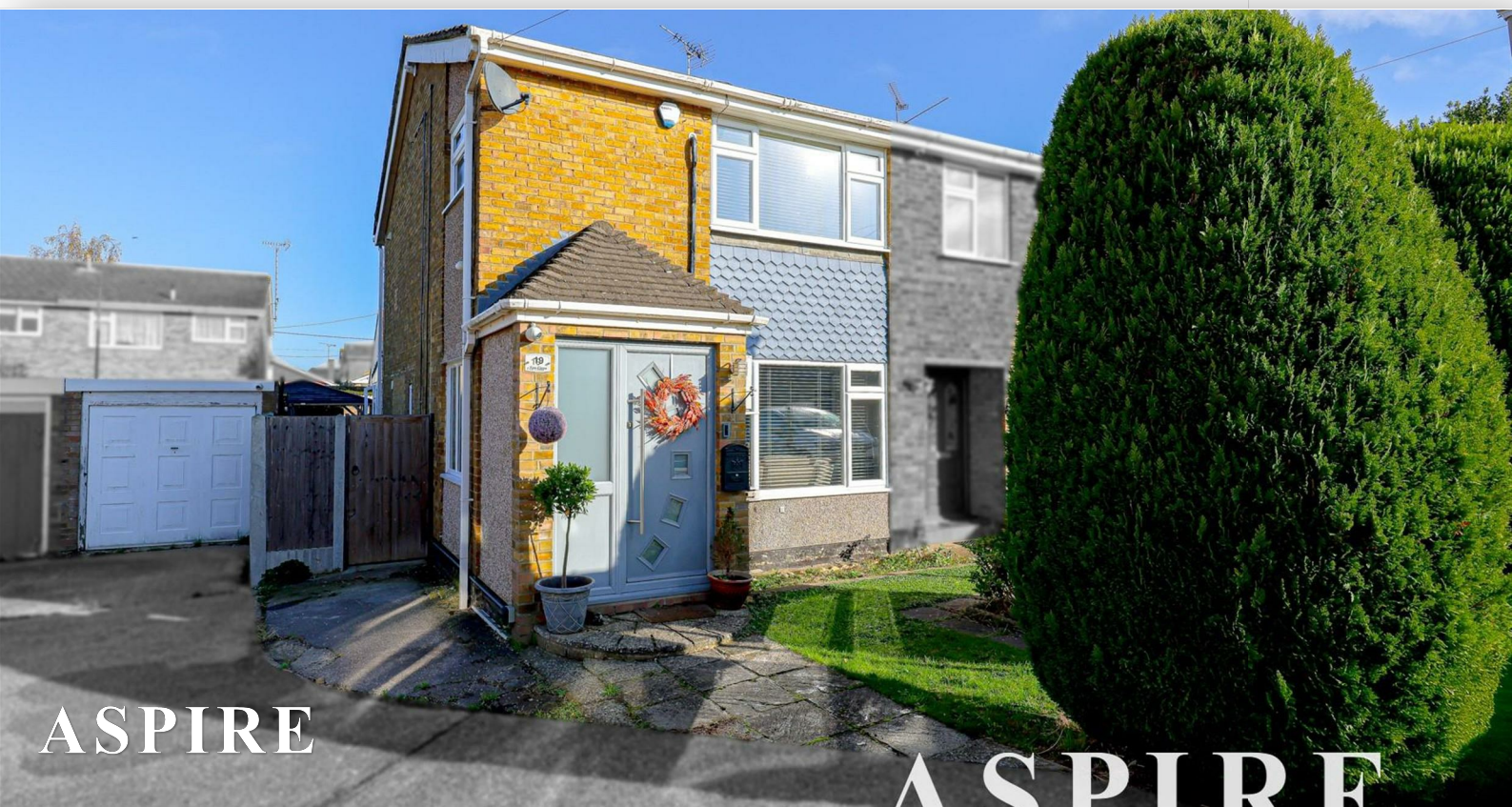


***To arrange a viewing contact us
today on 01268 777400***



Fox Close, Benfleet Guide price £400,000

Aspire Estate Agents presents a Three-Bedroom Semi-Detached Family Home. This charming family home is ideally located just a short walk from local shopping facilities and primary schools, with senior schools and Seevic College also nearby along Kiln Road (A13). The property features spacious living areas and bedrooms, a beautifully landscaped rear garden, and off-street parking for three vehicles. We highly recommend scheduling a viewing.

Accommodation Overview:

Entrance: Composite part-glazed door leading to the entrance porch.

Entrance Porch: UPVC double-glazed obscure window to the front, tiled flooring, coved artex ceiling, and a wall-mounted electric heater. Double obscure-glazed doors open to the lounge.

Lounge (5.21m x 3.43m / 17'1" x 11'3"): UPVC double-glazed windows to the front and side, carpeted, with a coved artex ceiling, understairs storage cupboard, radiator, and TV/power points. Bi-folding part-glazed doors connect to the dining room.

Dining Room (4.65m x 3.02m / 15'3" x 9'11"): Double-glazed sliding patio doors to the sunroom, coved artex ceiling, radiator, and TV/power points. Open access to the kitchen.

Kitchen (3.81m x 1.96m / 12'6" x 6'5"): UPVC double-glazed window and door to the sunroom, tiled flooring, smooth plastered ceiling with inset spotlights. The shaker-style kitchen features contrasting worktops, tiled splashbacks, stainless steel one-and-a-half sinks with chrome mixer tap, a 5-ring gas hob with extractor, integrated double oven and dishwasher, and space for a freestanding fridge freezer.

Sun Room (2.34m x 4.78m / 7'8" x 15'8"): UPVC double-glazed windows and French doors to the rear garden, tiled flooring, smooth plastered ceiling with inset spotlights, radiator, and TV/power points.

Ground Floor Cloakroom: Accessed via a small inner hall with coved artex ceiling and laminate flooring. Features a UPVC double-glazed obscure window, wall-mounted hand wash basin with chrome mixer tap, and close coupled W.C.

Landing: Carpeted, with a coved artex ceiling and a loft access hatch with pull-down ladder.

Bedroom One (4.57m x 3.12m / 15'0" x 10'3"): UPVC double-glazed window to front, carpeted, coved artex ceiling, radiator, wall-mounted air conditioning unit, and TV/power points.

Bedroom Two (3.40m x 3.10m / 11'2" x 10'2"): UPVC double window to rear, carpeted, fitted wardrobes with sliding doors, radiator, and TV/power points.

Bedroom Three (3.63m x 1.96m / 11'11" x 6'5"): UPVC

double-glazed window to side, carpeted, coved artex ceiling, radiator, and TV/power points.

Bathroom (2.01m x 1.91m / 6'7" x 6'3"): UPVC double-glazed obscure window to rear, tiled flooring, smooth plastered ceiling with inset spotlights, fully tiled walls, panelled bath with shower over and glass screen, vanity unit with inset hand wash basin and chrome mixer tap, concealed cistern W.C, and radiator.

Rear Garden (8.53m x 5.92m / 28'0" x 19'5"): A low-maintenance landscaped garden featuring a patio under a timber gazebo, an astro turf area, and a summer house with power supply. Includes spacious side access and a gate to the front of the property.

Garage (5.18m x 2.57m / 17'0" x 8'5"): Up-and-over garage door, personal door to the side for direct garden access, with lighting and power points.

Frontage: Off-street parking for three vehicles.

Council Tax: Band C - Castle Point Borough Council.

ASPIRE

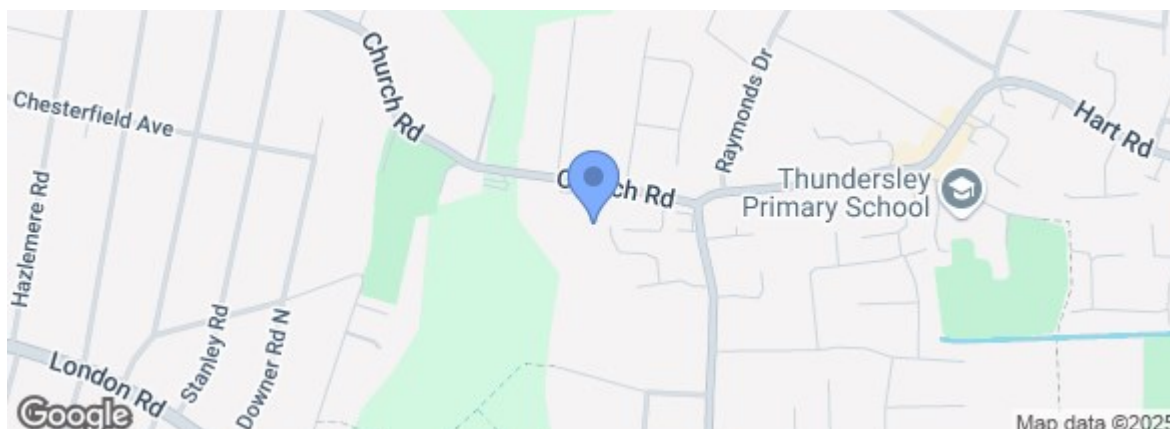
ESTATE AGENTS

FOX CLOSE BENFLEET

🚗 x3 🚲 x1



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		62	75
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.