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Kents Hill Road, Benfleet Guide price £390,000

Aspire Estate Agents are pleased to offer this three-bedroom semi-detached house with huge potential for further extension, located in a popular residential area. Guide Price £390,000 - £410,000. The property benefits from a newly fitted kitchen and newly fitted bathroom, providing a modern and stylish living space. The generous 80ft West-facing garden offers plenty of outdoor space, while recently installed Anthracite grey double glazing and a roof replaced within the last 6 years provide added comfort and peace of mind. The home also features a modern gas combi boiler with smart heating controls for efficiency. Additionally, there is an outbuilding with a bathroom and toilet, currently used as a home hair salon, but with potential for a variety of work-from-home businesses. With off-street parking and the potential to extend to the rear and loft (subject to planning permission), this property offers great opportunities for future growth.

Front Elevation

The property is set back from the road with a gravel driveway offering off-street parking for several vehicles. There is access to the rear of the property via a side passage with a wooden fence and gate. A step leads up to the entrance porch.

Entrance Porch

This inviting porch features a double-glazed window to the front and a double-glazed composite door with inset stained glass and lead detailing. There is a further double-glazed side window, dado rail, and a door leading into the entrance hall/lounge.

Hallway

The hallway is fitted with a textured ceiling with coving, dado rail, and a double-glazed window to the front. The floor is laid with wood effect grey flooring, and there is a built-in understairs storage cupboard. Stairs rise to the first floor, with fitted grey carpet remaining. The hallway provides open access to the lounge.

Lounge (17'2 x 16')

A spacious living room with a smooth coved ceiling and a double-glazed bay window to the front. The room features a radiator, fitted grey laminate wood effect flooring, and a feature chimney with an inset alcove and dado rail. Open access leads through to the dining area.

Kitchen/Dining Area/Breakfast Room (16' x 8'8)

This open-plan area comprises a newly fitted kitchen and a dining/breakfast space. The kitchen is equipped with a range of high-gloss light grey wall and base units with marble effect laminate worktops. Appliances include an inset stainless steel sink with a chrome effect mixer tap, a built-in electric oven, and a built-in electric ceramic hob with an extractor hood above. There is space and plumbing for a dishwasher and washing machine, as well as additional alcove space for a free-standing fridge/freezer. The walls are tiled in a marble effect tile in a brick bond pattern. A double-glazed window overlooks the rear garden, and double-glazed patio doors provide access to the paved patio area. The room is further enhanced with fitted grey laminate wood effect flooring and a radiator.

Landing

The landing features a textured ceiling with loft access, a double-glazed window to the side, and a dado rail. Panelled doors lead to the bedrooms and bathroom.

Bedroom One (10'7 x 9'7)

This double bedroom has a textured coved ceiling, a double-glazed window to the rear, and a radiator. There

is a range of built-in full-height wardrobes, and the room is finished with a neutral carpet.

Bedroom Two (10'7 x 9'7)

Another good-sized bedroom with a textured ceiling with coving, a double-glazed window to the front, a radiator, and fitted grey carpet.

Bedroom Three (7' x 6')

A smaller bedroom with a textured ceiling and coving, a double-glazed window to the front, a radiator, and wood-effect grey laminate flooring.

Bathroom

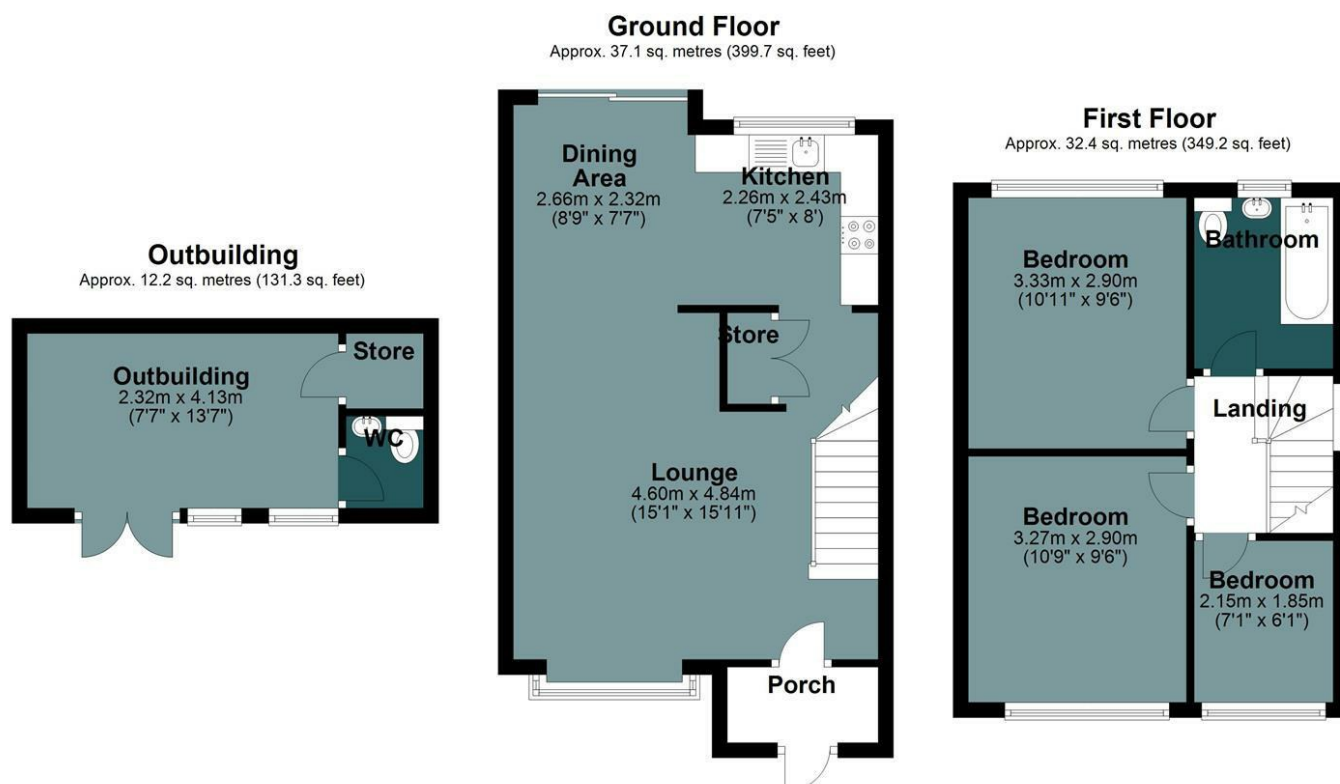
The newly installed bathroom suite comprises a panelled bath with hot and cold chrome-effect taps, an inset chrome-effect shower with an additional handheld spray head, and an overhead shower. A glass splashback shower screen completes the setup. The vanity unit has an inset ceramic sink with a chrome mixer tap, and there is a low-level WC with a chrome push-button flush. The bathroom is finished with a chrome wall-mounted towel rail, and the walls are tiled with grey stone effect tiles in a brick bond pattern. The flooring is also tiled to match.

Garden

This west-facing garden measures approximately 80ft and is perfect for family living. The garden begins with a paved patio area, followed by a generous expanse of lawn with fully fenced borders. There is a wooden-built shed and an additional outbuilding with power, light, water, and soil connections to the main drainage. The garden has an outside tap and a side gate providing access to the front of the property.

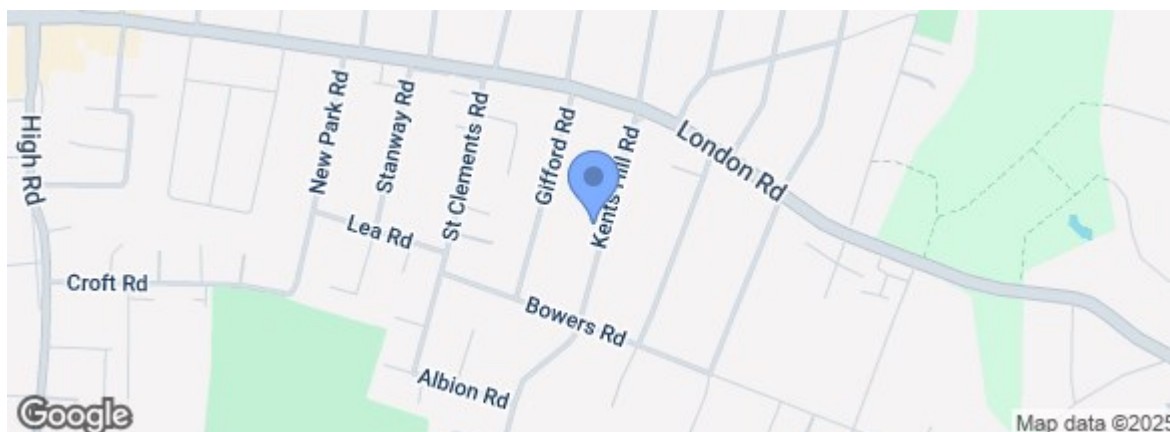
Outbuilding/Study/Hair Salon (12'10 x 7'6)

This timber-framed outbuilding offers a versatile space that could be used as a home office, study, or hair salon. It is equipped with power, light, mains water, and waste soil connection to the main drainage. The outbuilding contains a storage room and a toilet with a ceramic sink and chrome mixer tap, a low-level WC with an enclosed cistern, and wood-effect grey flooring. The main area of the outbuilding has a window to the front and wood-glazed double doors to the front, allowing natural light and easy access.



Total area: approx. 81.8 sq. metres (880.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) 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			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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