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Kents Hill Road, Benfleet Guide price £375,000

GUIDE PRICE £375,000-£400,000

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.

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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

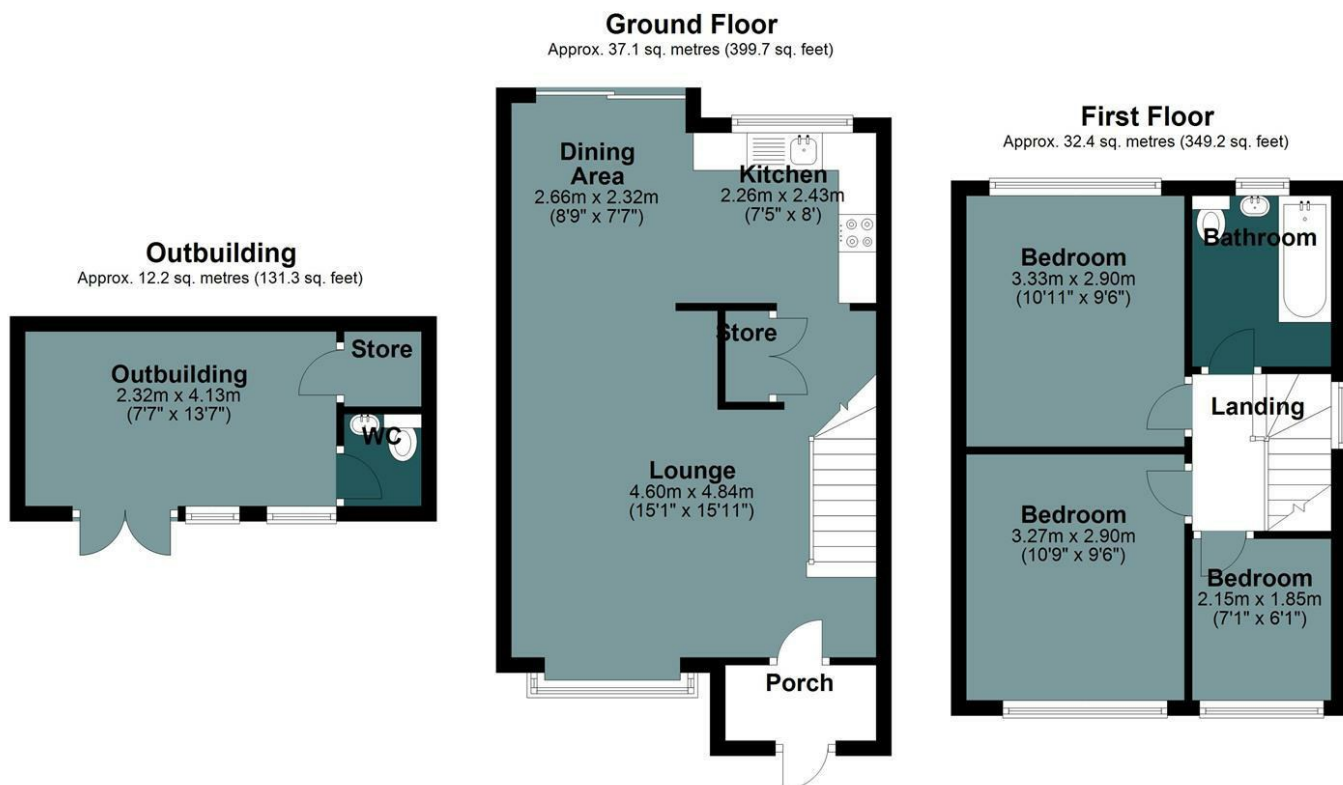
The newly installed bathroom suite comprises a panelled bath with hot and cold chrome-effect taps, an inset chrome-effect shower with an additional handheld spray head, and an overhead shower. A glass splashback shower screen completes the setup. The vanity unit has an inset ceramic sink with a chrome 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.

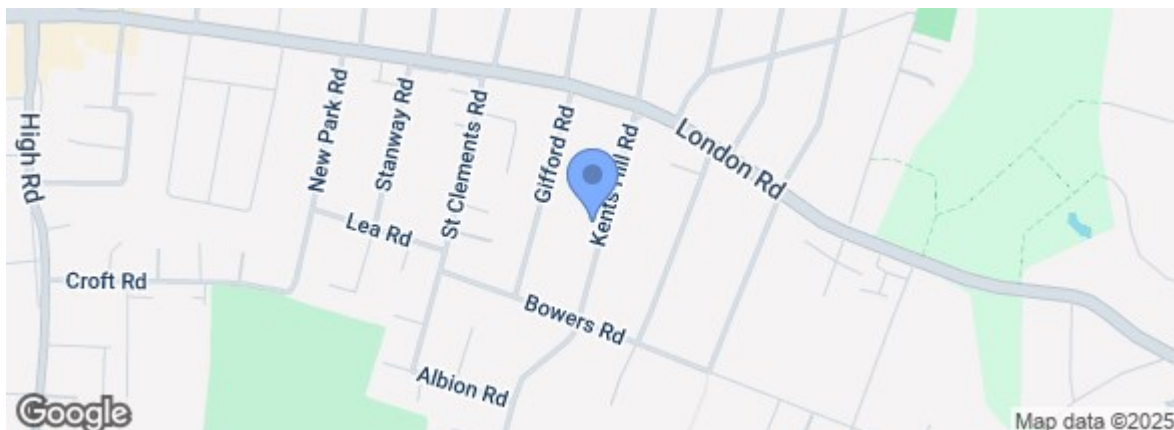
Outbuilding/Study/Hair Salon (12'10 x 7'6)

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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