

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



## Church Road, Benfleet Guide price £425,000

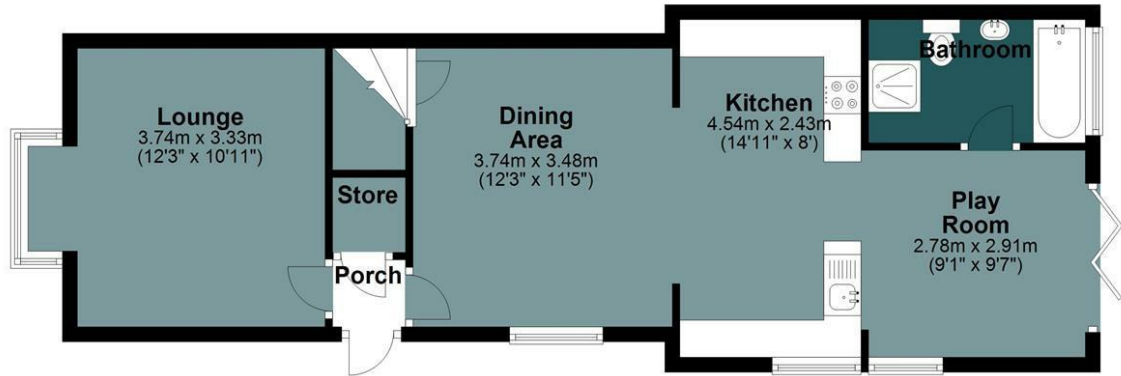
Guide Price £425,000-£450,000

Aspire Estate Agents are thrilled to introduce this charming 2-bedroom semi-detached home, perfect for growing families or as a second purchase. Located in the prestigious area of Hadleigh, this property combines modern comforts with original character and is close to shops, restaurants, bars, and excellent transport links.

| Accommodation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Additional Features                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Upon entering, the home’s warm atmosphere and original features create a welcoming ambiance. The open-plan kitchen/diner serves as the heart of the home, featuring a bright orangery/playroom with bifold doors leading to the garden. The kitchen includes a breakfast bar, two brand-new integrated ovens, a boiling water tap, and the option for additional appliances to remain. With a stylish dining room floor laid just two months ago, this space is ideal for family meals and entertaining.</p> <p>The lounge is cozy and inviting, featuring one of the property’s four ornamental fireplaces. It’s an ideal space for relaxation, blending character and comfort.</p> <p>The family bathroom is conveniently located on the ground floor. This spacious four-piece suite features a large walk-in shower, a luxurious freestanding bath, and quality finishes, creating a spa-like retreat within your own home.</p> | <p>With excellent storage throughout, a combination of original features and modern upgrades, and situated in a desirable area, this home is both functional and charming.</p> <p>Don’t miss the opportunity to experience this unique and welcoming property—contact Aspire Estate Agents to book a viewing today!</p> |
| Bedrooms & Loft                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Ground Floor:                                                                                                                                                                                                                                                                                                           |
| Upstairs, you’ll find two generously sized bedrooms, each with ornamental fireplaces that add to the property’s character. The loft is fully boarded and insulated, offering an impressive 10 feet of head height —perfect for a potential loft conversion (subject to planning permission). There is also previous planning approval for a second-storey extension and porch, providing future expansion options.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Lounge: 3.74m x 3.33m (12'3" x 10'11")<br>Dining Area: 3.74m x 3.48m (12'3" x 11'5")<br>Kitchen: 4.54m x 2.43m (14'11" x 8')<br>Play Room: 2.78m x 2.91m (9'1" x 9'7")<br>Bathroom: Located near the playroom<br>Store: Convenient storage space in the center of the layout                                            |
| Garden & Outdoor Living                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | First Floor:                                                                                                                                                                                                                                                                                                            |
| The south-facing, landscaped garden is a true highlight, with a newly added patio and decking area that’s perfect for outdoor dining and relaxation. This beautiful space also features an edible apple tree and a Victoria plum tree, each producing delicious fruit every year—a lovely touch for anyone who enjoys fresh, home-grown produce. But the star of the show is the incredible bar/outbuilding at the end of the garden—a true entertainer’s paradise! Fully insulated and equipped with surround sound, WiFi, electricity, and heating, this fantastic space is ready for all-season use. Whether hosting lively gatherings, enjoying movie nights, or creating your own retreat, this bar is the ultimate space for socializing or unwinding in style.                                                                                                                                                                  | Bedroom 1: 3.71m x 3.40m (12'2" x 11'2")<br>Bedroom 2: 3.71m x 3.30m (12'2" x 10'10")<br><br>Landing: Central access to both bedrooms<br><br>Outbuilding:<br>Bar Room: 3.00m x 4.50m (9'10" x 14'9")<br><br>Total Area: Approx. 98.4 sq. meters (1058.8 sq. feet)                                                       |
| The property also benefits from sideways access and off-street parking, enhanced by a newly fitted picket fence and excellent curb appeal.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                         |

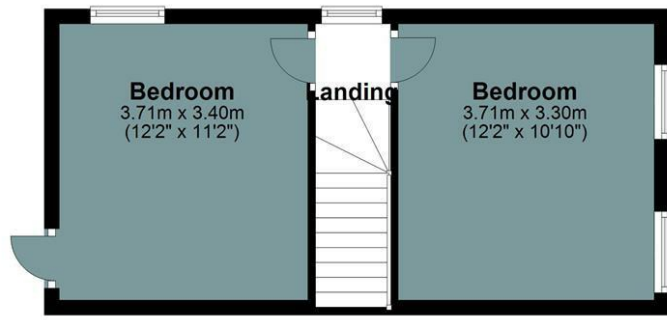
## Ground Floor

Approx. 55.5 sq. metres (597.2 sq. feet)



## First Floor

Approx. 29.4 sq. metres (316.3 sq. feet)



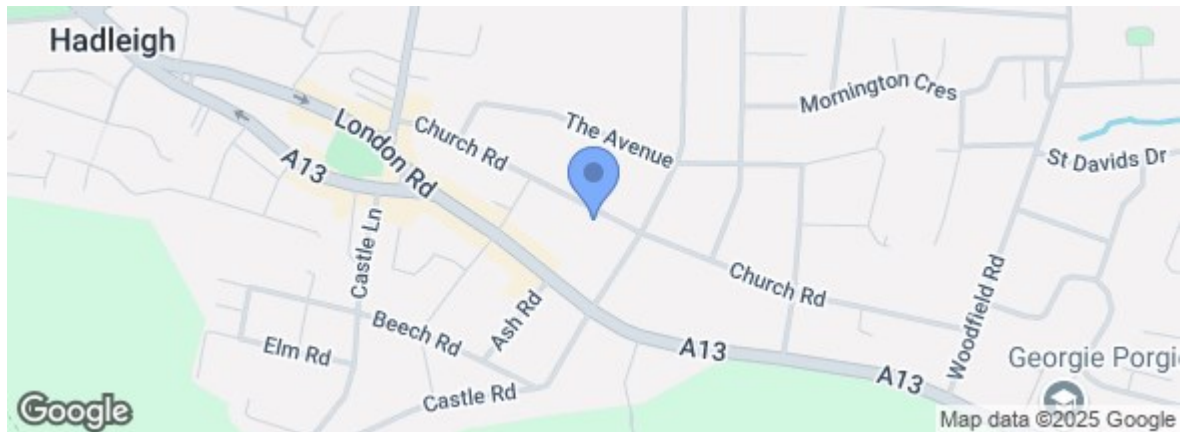
## Outbuilding

Approx. 13.5 sq. metres (145.3 sq. feet)



Total area: approx. 98.4 sq. metres (1058.8 sq. feet)

| Energy Efficiency Rating                                        |                   |
|-----------------------------------------------------------------|-------------------|
| Very energy efficient - lower running costs                     | Current Potential |
| (92 plus) A                                                     | 83                |
| (81-91) B                                                       |                   |
| (69-80) C                                                       |                   |
| (55-68) D                                                       | 59                |
| (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 <sub>2</sub> ) Rating                  |                   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current Potential |
| (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 |                   |
| 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.