

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



## **Perry Road, Benfleet Guide price £475,000**

£475,000 - £500,000 Aspire Estate Agents are delighted to present this well-presented three-bedroom character property, situated in a highly sought-after area of South Benfleet.

This charming home boasts a spacious lounge with a bay window and feature fireplace, complemented by a second reception room—ideal for a dining area or home office. The generously sized kitchen/diner is a standout feature, complete with an island unit and French doors that open out to the large rear garden, perfect for entertaining or family living.

Additional ground floor benefits include a utility room and a storage room, which has plumbing in place and offers the potential to be converted into a downstairs WC or shower room.

Upstairs, you'll find three well-proportioned bedrooms and a stylish family bathroom featuring a freestanding bath.

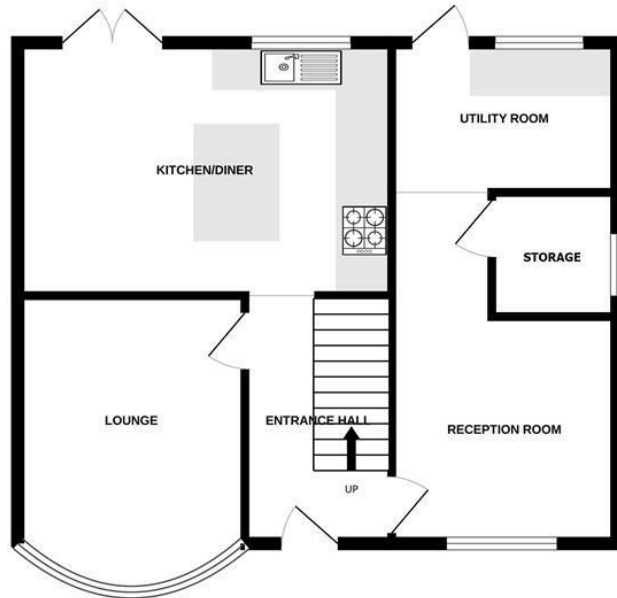
Externally, the property enjoys a spacious rear garden, ideal for outdoor living and offering scope for further development (subject to planning).

Early viewing is highly recommended to fully appreciate the space and potential this beautiful home has to offer.

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GROUND FLOOR

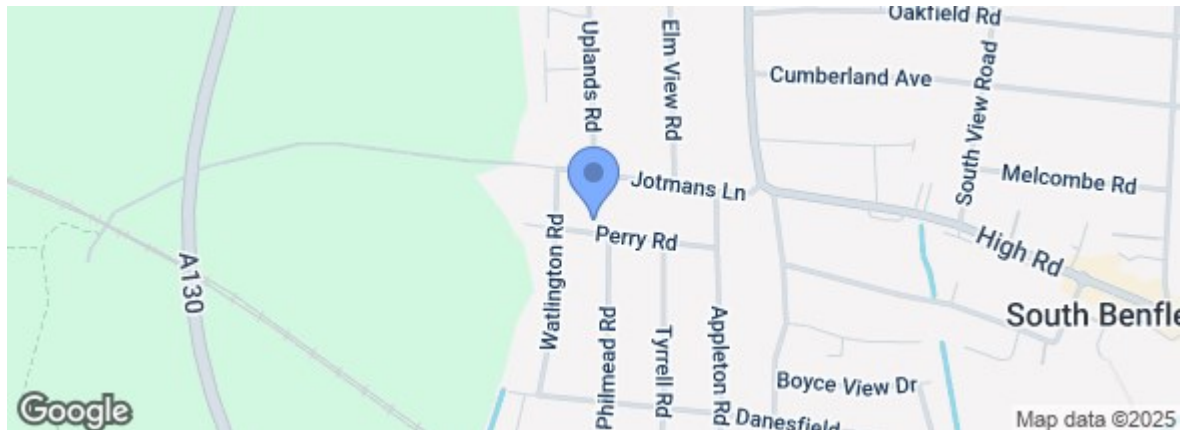


1ST FLOOR



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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.