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today on 01268 777400**



Nicholson Road, Benfleet Guide price £375,000

Aspire Estate Agents are delighted to present this spacious and well-located three-bedroom family home on the ever-popular Nicholson Road in Thundersley—set within walking distance of outstanding local schools, green spaces, and everyday amenities.

Perfectly positioned near The King John School, Westwood Academy, USP SEEVIC College, Runnymede Leisure Centre, Thundersley Glen, and Hadleigh Town Centre, this home offers both comfort and convenience, making it ideal for growing families.

Inside, the property features a bright entrance porch with useful storage, leading into a generous open-plan lounge/kitchen/diner. This welcoming space is perfect for family living and entertaining, with a feature fireplace, front-facing window, and patio doors opening out to the garden, filling the room with natural light.

The kitchen is well-appointed with a range of units, good worktop space, and room for all essential appliances. It also offers direct access to the garden. A ground floor cloakroom and under-stairs storage add further practicality.

Upstairs, you'll find three well-proportioned bedrooms and a modern bathroom featuring a full-size bath with overhead shower, contemporary suite, and stylish tiling.

One of the standout features of this property is its impressive rear garden. It begins with a patio area ideal for outdoor dining and extends to a long, established lawn with mature borders, a stepping-stone path, and a garden shed. There's also gated side access, adding to the home's practicality and future potential.

To the front, there's a block-paved driveway offering off-street parking, a lawned garden, and access to the garage, which benefits from an electric roller shutter door, power, and lighting—perfect for storage, a workshop, or hobby space.

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Ground Floor:

Entrance Hall: 0.91m x 1.83m (3'0" x 6'0")

Living Room: 3.35m x 3.96m (11'0" x 13'0")

Dining Room / Kitchen: 5.79m x 2.74m (19'0" x 9'0")

Ground Floor WC: 1.22m x 0.91m (4'0" x 3'0")

Hallway: 0.91m x 1.83m (3'0" x 6'0")

First Floor:

Landing: 2.74m x 3.05m (9'0" x 10'0")

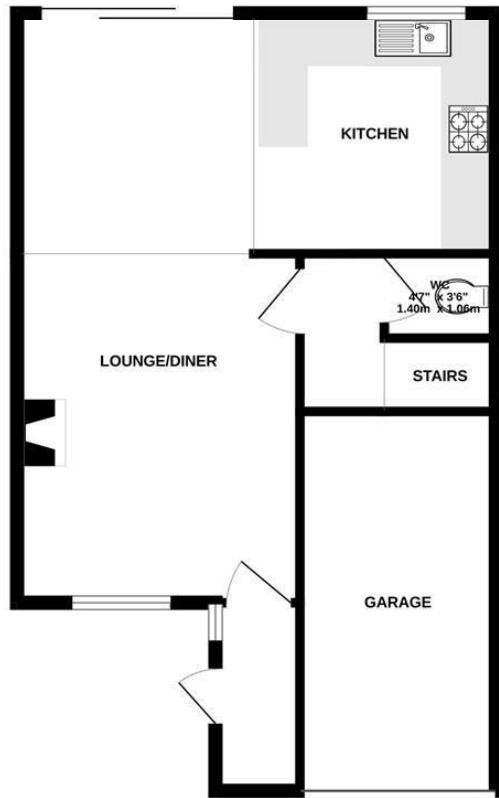
Bedroom One: 2.74m x 3.05m (9'0" x 10'0")

Bedroom Two: 2.74m x 4.27m (9'0" x 14'0")

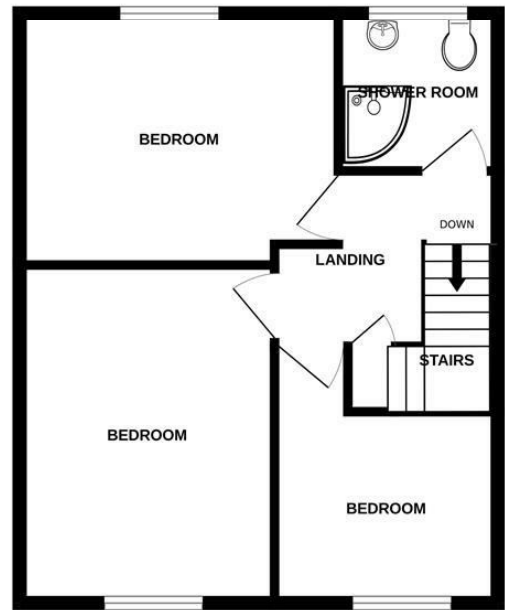
Bedroom Three: 2.74m x 3.96m (9'0" x 13'0")

Bathroom: 2.13m x 1.52m (7'0" x 5'0")

GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



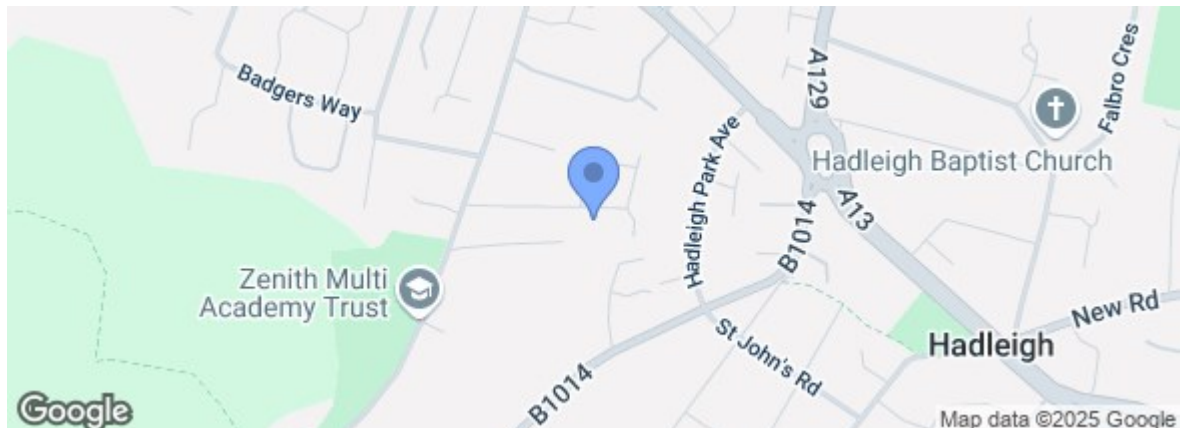
1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 sq.m.) approx.

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		86
(81-91) B		
(69-80) C		
(55-68) D	56	
(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 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		



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