

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



**SOLD**

**ASPIRE**



## **Nicholson Road, Benfleet Guide price £375,000**

- Spacious three-bedroom family home located on the sought-after Nicholson Road in Thundersley
- Bright entrance porch with built-in storage for added practicality
- Well-appointed kitchen with ample unit space, worktops, and garden access
- Three well-sized double bedrooms
- Impressive rear garden with patio area, large lawn, mature borders, stepping stone path, and gated side access
- Within walking distance of The King John School, Westwood Academy, SEEVIC College, and local amenities
- Generous open-plan lounge/kitchen/diner with feature fireplace and patio doors leading to the rear garden
- Useful ground floor cloakroom and under-stairs storage area
- Modern bathroom featuring a full-size bath with overhead shower, contemporary suite, and stylish tiling
- Block-paved driveway with off-street parking, lawned front garden, and garage with electric roller shutter, power, and lighting

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.

## 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")



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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	

Energy Efficiency Rating		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.