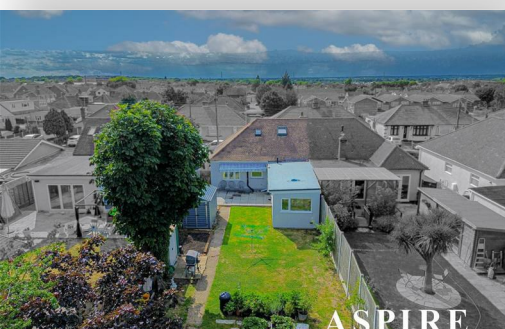


**To arrange a viewing contact us
today on 01268 777400**



Gifford Road, Benfleet Guide price £450,000

Aspire Estate Agents are delighted to introduce this meticulously refurbished and impressively styled three double-bedroom semi-detached home, located on the ever-popular Gifford Road. Set back with off-street parking and boasting a rear garden extending over 100ft, this home offers a rare blend of high-spec finishes, spacious interiors and luxurious touches throughout.

From the moment you step inside, it's clear the current owners have spared no expense. The home flows seamlessly with German-engineered flooring throughout and an immediate sense of quality, with high-spec internal doors and attention to detail in every room.

The heart of the home is undoubtedly the incredible kitchen, designed for both chefs and entertainers. Featuring premium granite worktops and a full suite of integrated Neff and AEG appliances, it includes a full-length fridge and separate full-length freezer, slide-and-hide double oven, microwave oven, induction hob, wine cooler, and sleek lighting. This space opens out effortlessly to the rear garden, making it ideal for indoor/outdoor living.

The lounge is generously sized and features a modern electric fire with digital display, creating a cosy focal point. The layout also includes a luxurious family bathroom fitted to an exceptional standard, complete with underfloor heating, contemporary tiling, and premium fixtures—offering a true spa-like experience.

The property provides three double bedrooms, with the top-floor bedroom benefitting from a walk-in wardrobe and separate storage area, making the most of every inch of space. Each room is bathed in natural light and finished to the same exacting standards.

Outside, the rear garden stretches over 100ft, beginning with a large patio area perfect for entertaining, leading to a manicured lawn and not one but two garden sheds—ideal for storage, hobbies, or even

Hallway

Lounge

22'10" x 10'1" (6.97 x 3.086)

Kitchen

24'1" x 7'11" (7.36 x 2.430)

Bathroom

7'10" x 6'7" (2.39 x 2.01)

Bedroom 1

10'7" x 8'10" (3.23 x 2.70)

Bedroom 2

9'6" x 6'2" (2.90 x 1.90)

Bedroom 3

12'1" x 10'4" (3.69 x 3.17)

Walk- In Wardrobe

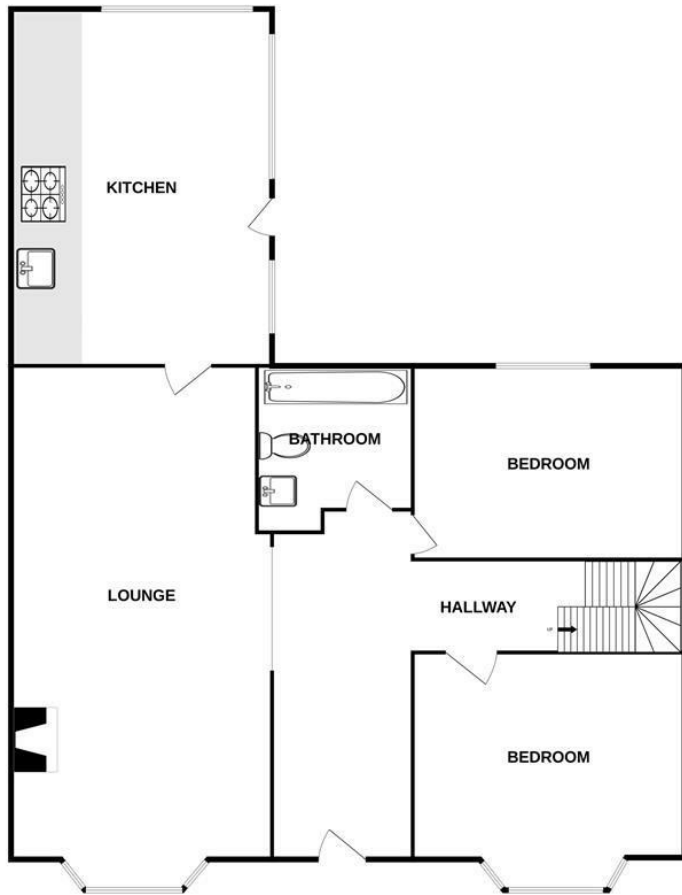
7'7" x 4'5" (2.32 x 1.35)

Landing

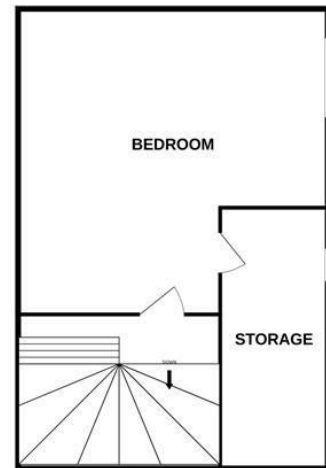
Garden

100 (30.48m)

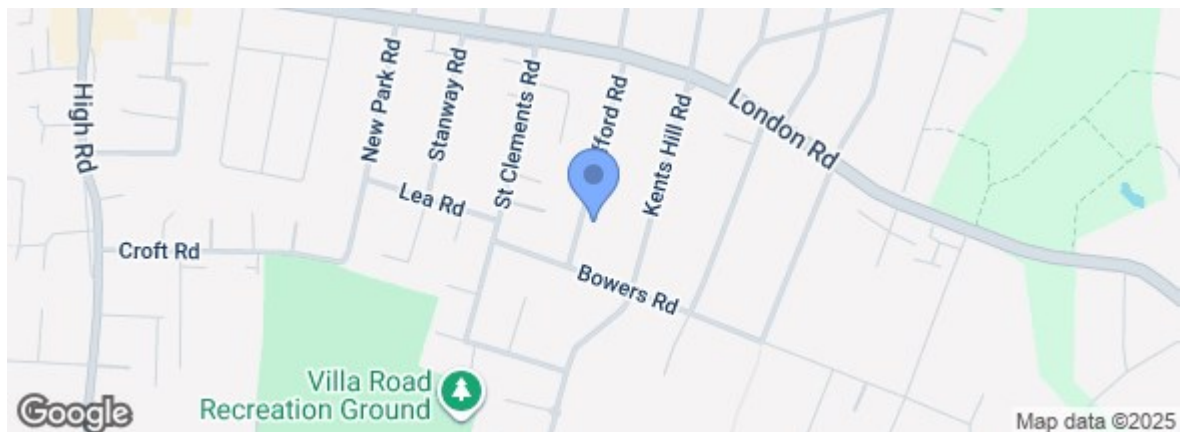
GROUND FLOOR



1ST FLOOR



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 ₂) Rating			
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			



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.