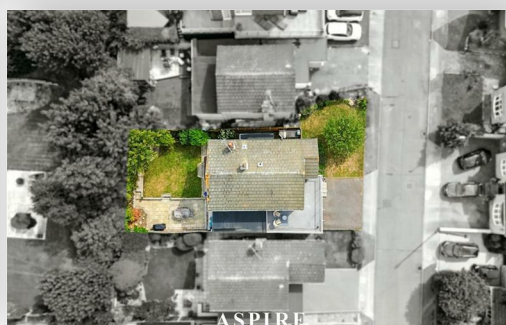
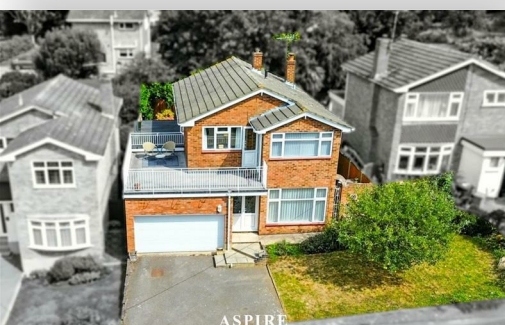


***To arrange a viewing contact us
today on 01268 777400***



Granville Close, Benfleet Guide price £625,000

Spacious 4-Bedroom Detached Home in Sought-After Benfleet - Located in the desirable Benfleet area, this impressive detached home. See the video presentation in the tab below to see this outstanding home in more detail.

The ground floor boasts a welcoming entrance porch leading into a generous, sitting/dining room, a separate bright and airy living room with working Log burner. In addition there is a modern fitted kitchen with integral appliances and ample storage. A home office provides the perfect space for remote working, while a ground-floor WC and integral garage add to the practicality of this home.

Upstairs, the property features four well-proportioned bedrooms, including a principal bedroom with en-suite and access to a large, private balcony with stunning roof top views. A stylish family bathroom serves the remaining bedrooms, while plentiful built-in storage enhances the home's functionality.

Being situated in Benfleet, the property benefits from excellent transport connections, with the c2c rail line providing direct services into London, as well as easy access to the A13 and M25 for commuters. Families are well catered for with a good choice of local schools, including both primary and secondary options, along with nearby grammar schools. The area also offers a wide range of amenities, such as shops, cafés, parks, and leisure facilities, all within easy reach.

Set within a sought-after location, this property combines size, style, and convenience – making it the perfect long-term family home. Guide Price £625,000 to £650,000.

Front Porch: 3'11" × 3'10" (1.2 × 1.16 m)

Hallway: 18'4" × 3'11" (5.6 × 1.19 m)

Dining Room: 13'5" × 8'11" (4.1 × 2.73 m)

Kitchen: 13'5" × 9'6" (4.1 × 2.9 m)

Living Room: 19'9" × 10'0" (6.02 × 3.06 m)

Office: 17'5" × 7'11" (5.3 × 2.43 m)

Landing: 11'5" × 7'1" (3.49 × 2.161 m)

Bedroom One: 16'3" × 9'1" (4.97 × 2.77 m)

Bedroom Two: 10'10" × 7'3" (3.3 × 2.2 m)

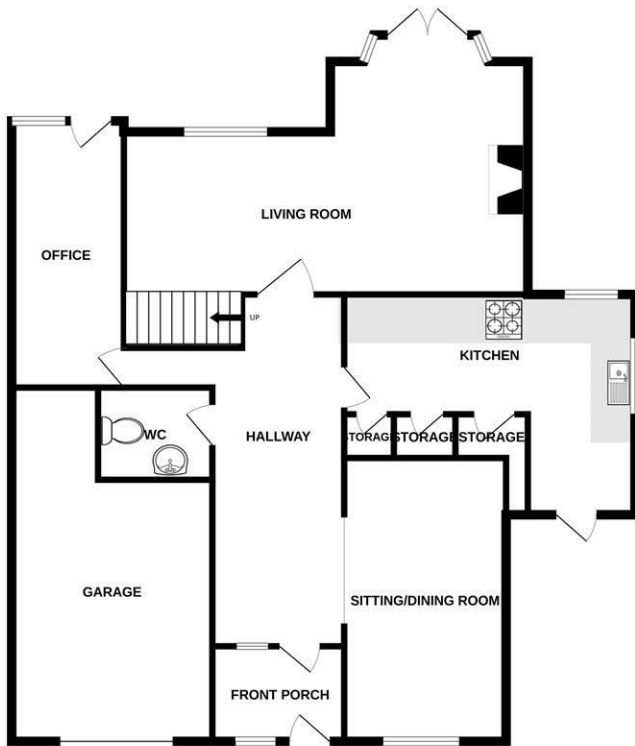
Bedroom Three: 10'10" × 10'2" (3.3 × 3.1 m)

Bedroom Four: 10'1" × 8'2" (3.08 × 2.48 m)

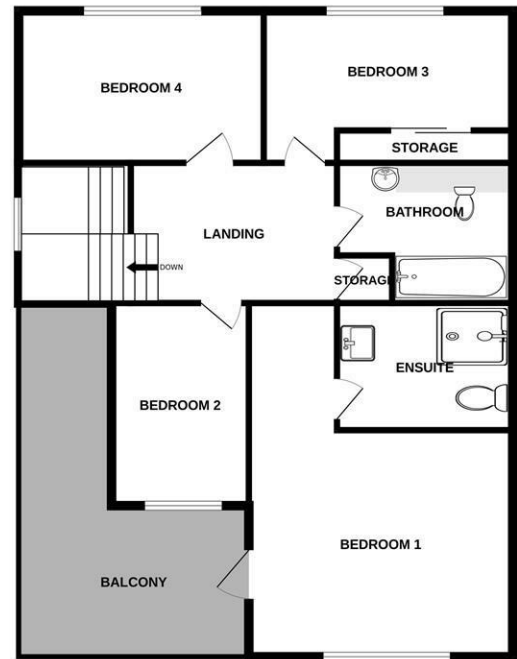
Garage: –

Garden:

GROUND FLOOR

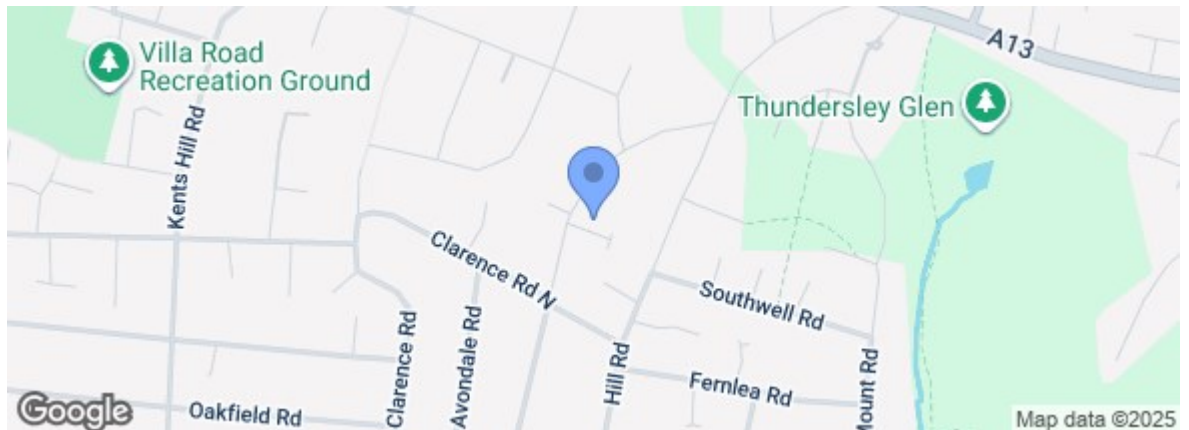


1ST FLOOR



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 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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