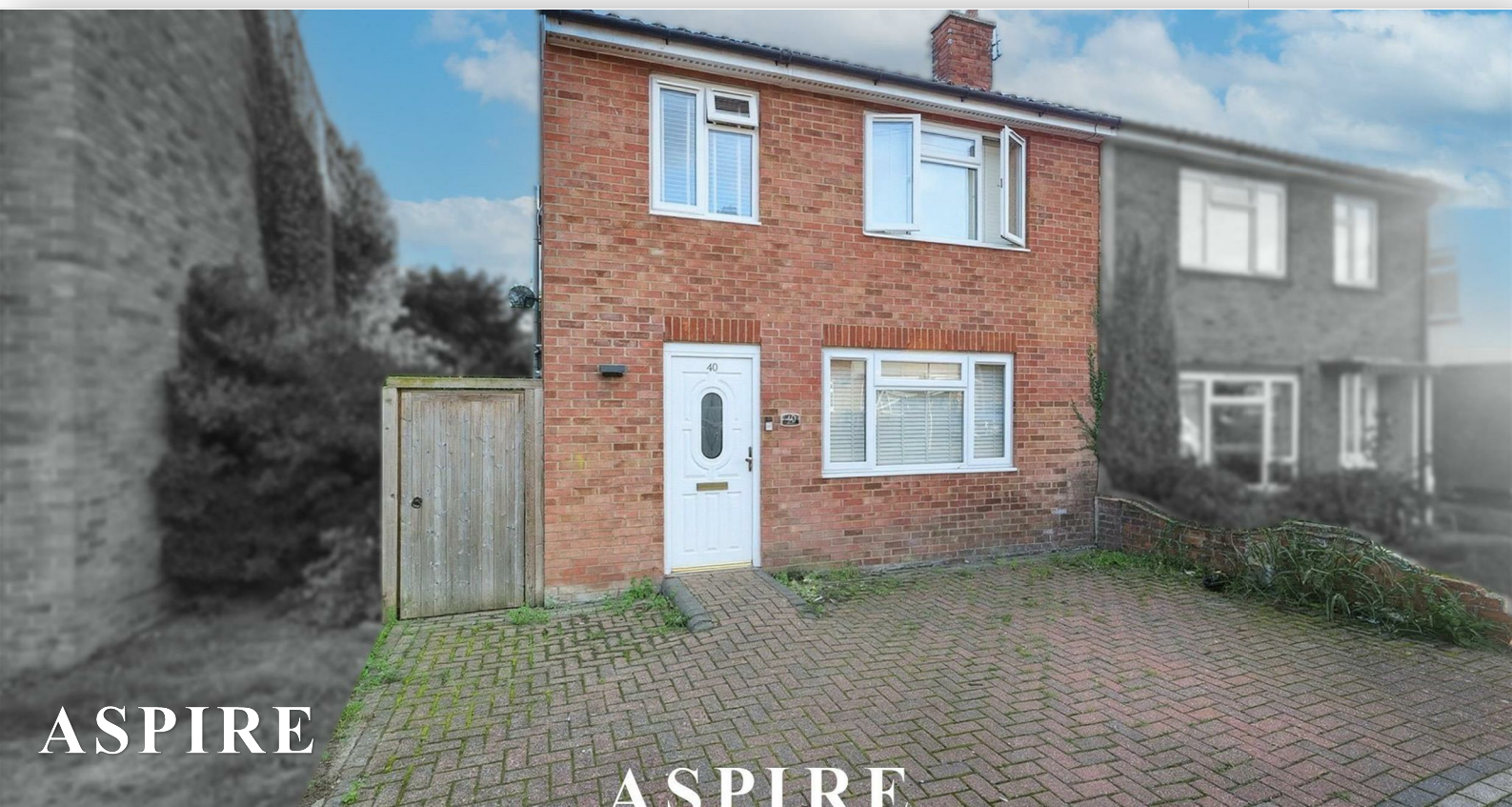


*To arrange a viewing contact us
today on 01268 777400*



Merrivale, Benfleet £1,500 Per month

Aspire Estate Agents Lettings are delighted to present this attractive three-bedroom, two-bathroom end-of-terrace home available to rent in the sought-after SS7 5HH postcode. Ready to move into, the property has been maintained to a high standard and offers a practical yet comfortable layout that's ideal for families or professionals.

Upon entering, you are welcomed by a bright hallway that leads into a generous living room, perfect for both relaxing and entertaining. The well-appointed kitchen/diner provides ample worktop and storage space along with room for a dining table, creating the heart of the home. Upstairs, you'll find three well-sized bedrooms, including two doubles and a versatile single room, complemented by two bathrooms/WCs. Outside, the property benefits from a private rear garden and off-street parking. With its end-of-terrace position, the home also enjoys additional natural light through side windows, enhancing the sense of space.

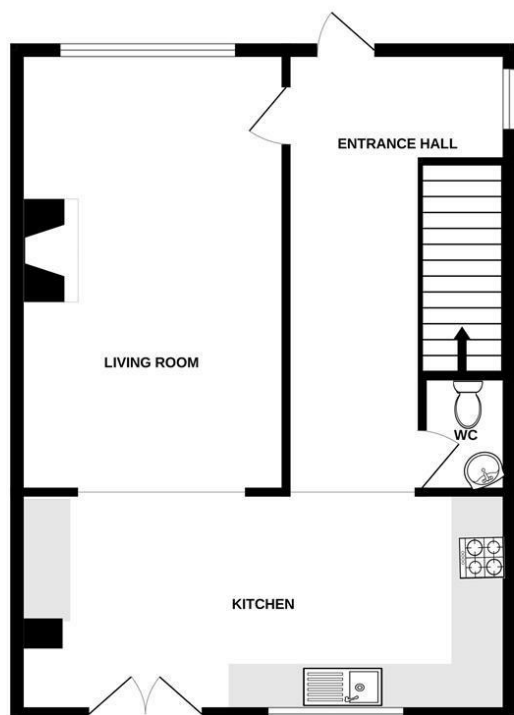
The location is particularly appealing for families thanks to its close proximity to a number of reputable schools. Nearby options include South Benfleet Primary School, Kents Hill Infant and Junior Schools, Jotmans Hall Primary School, and Holy Family Catholic Primary School. For secondary education, both The Appleton School and The King John School are well-regarded local choices, while further pre-school options such as Richmond Pre-School are also available within walking distance.

Residents will also enjoy easy access to a wide range of everyday amenities. Just a short walk away you'll find Sainsbury's, The Co-Operative, local convenience stores, pharmacies, and GP practices. The area also benefits from community facilities and green spaces, with Wat Tyler Country Park only a short drive away for weekend walks and family outings.

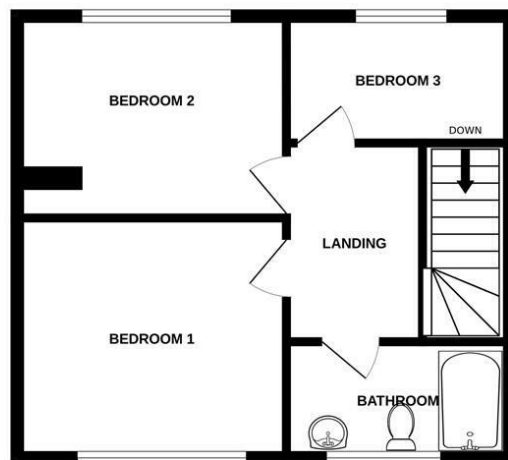
For commuters, Benfleet Station is approximately 0.7 miles from the property, providing excellent rail connections to London and beyond. Local bus services and strong road links add to the convenience of this well-positioned home. The SS7 5HH area is predominantly residential, offering a safe and welcoming community environment with very low flood risk.

This property combines modern, ready-to-move-in living with excellent schooling, amenities, and transport connections — making it an excellent rental opportunity in the heart of South Benfleet.

GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



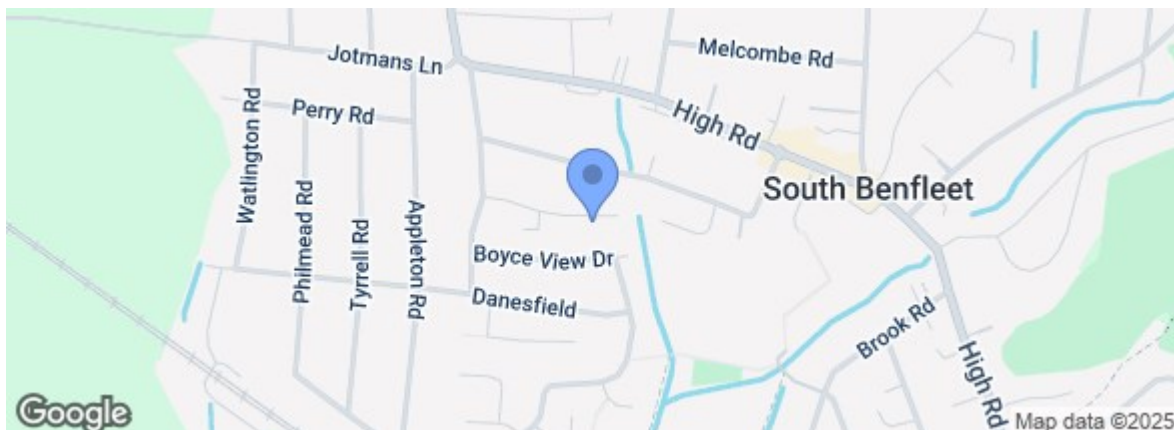
1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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		
(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			



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.