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today on 01268 777400***



## **Gifford Road, Benfleet Guide price £475,000**

Guide Price: £475,000 – £500,000

Aspire Estate Agents are delighted to present this exceptional home, which immediately impresses with its striking kerb appeal, generous driveway parking, and beautifully landscaped gardens that surround the property with colour and greenery.

The thoughtfully designed interior combines character and functionality, centred around a bold, high-end kitchen – a true social hub perfect for entertaining, family gatherings, or relaxed everyday living.

A standout feature of this property is the substantial garage and versatile outbuilding, offering endless possibilities, whether for secure parking, a workshop, home gym, or dedicated office space. These, combined with the home's stylish interiors, provide both practicality and flexibility to suit modern lifestyles.

Situated in a convenient and well-connected location, the home is close to everyday amenities, highly regarded schools, and reliable transport links. London is easily accessible, making this property an ideal choice for those seeking a perfect balance of work and lifestyle.

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## Room Measurements:

### Ground Floor:

Lounge: 17'0 x 14'0 | 5.18m x 4.27m

Kitchen/Diner (with underfloor heating): 19'0 x 8'11 | 5.79m x 2.72m

Bedroom Four / Office / Snug: 13'10 x 9'11 | 4.22m x 3.02m

Shower Room (with underfloor heating): 8'0 x 6'0 | 2.44m x 1.83m

### First Floor:

Bedroom One (Primary): 14'0 x 9'11 | 4.27m x 3.02m

Bedroom Two: 11'0 x 9'11 | 3.35m x 3.02m

Bedroom Three: 9'10 x 6'0 | 3.00m x 1.83m

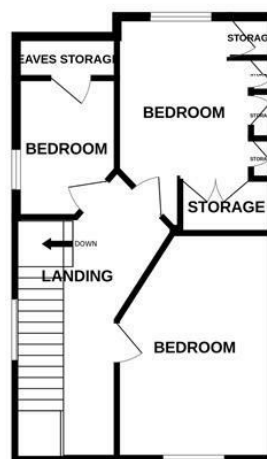
### Exterior / Outbuildings:

Summer House: 14'6 x 9'4 | 4.42m x 2.84m

Garage: 11'0 x 8'0 | 3.35m x 2.44m

GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.

1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.

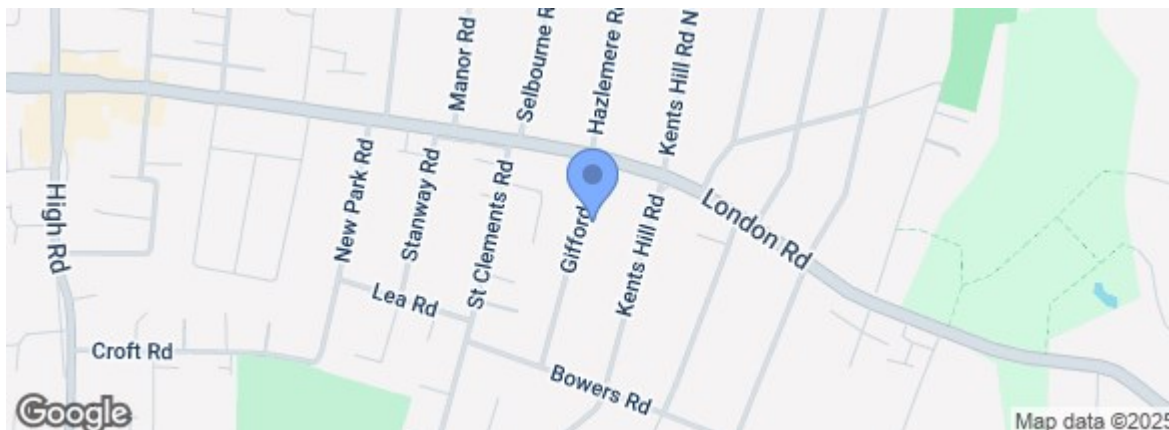


23 GIFFORD RD, BENFLEET, SS7 5XX

TOTAL FLOOR AREA : 1193 sq.ft. (110.9 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 <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			



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