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today on 01268 777400**



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ESTATE AGENTS



## Station Road, Benfleet Guide price £385,000

Aspire Estate Agents are delighted to introduce this prime Benfleet home, just a couple of minutes' walk from Benfleet Station on the c2c line with direct links to London Fenchurch Street—an exceptional spot for commuters and city access. It's also close to High Road amenities and a short drive to well-regarded local schools.

To the front, a paved driveway provides off-street parking for two vehicles and access to the garage, with the added benefit of internal access from the hallway—ideal for bikes, storage or a future workshop.

Inside, the ground floor offers a practical porch and hall, a separate utility room, and a convenient downstairs WC. The first floor forms the social hub with a bright living room opening to a Juliet balcony and a generous kitchen/diner that's ready to style to your taste.

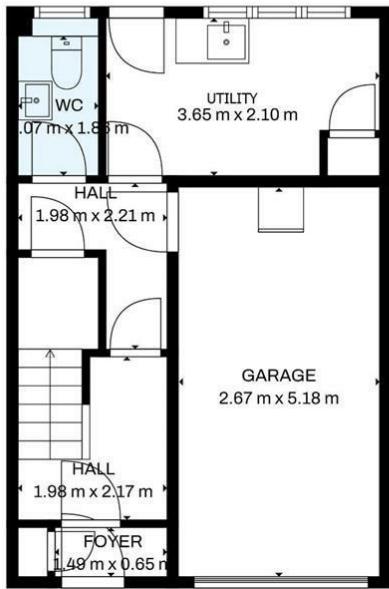
The top floor hosts three well-proportioned bedrooms and a family bathroom. From upstairs, enjoy elevated outlooks across the Estuary and Benfleet Downs—an inspiring backdrop that sets this home apart.

Outside, the south-facing garden captures the sun and offers a great canvas for outdoor living.

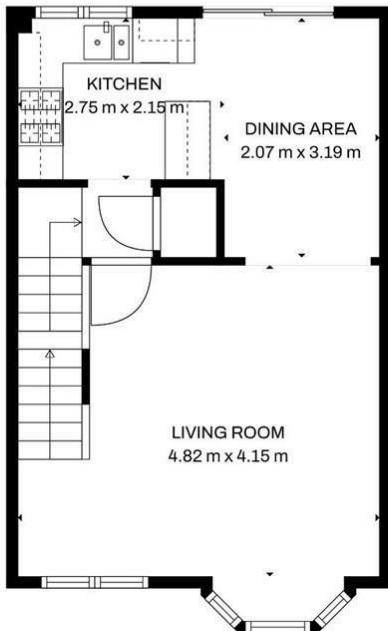
With its unbeatable station-side position, parking for two plus garage with internal access, sunny garden and clear scope to add value, this is a standout opportunity. Viewing is highly advised.

GUIDE PRICE £385,000-£395,000

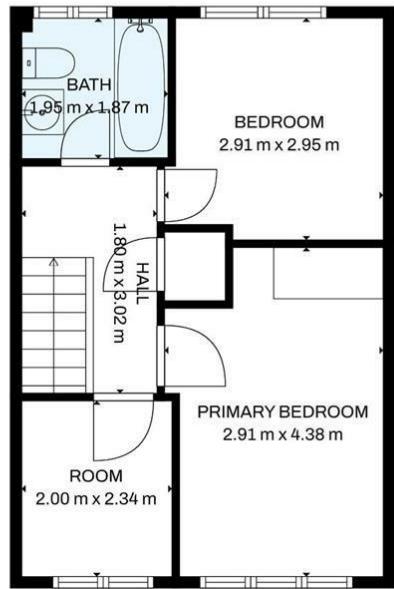




FLOOR 1



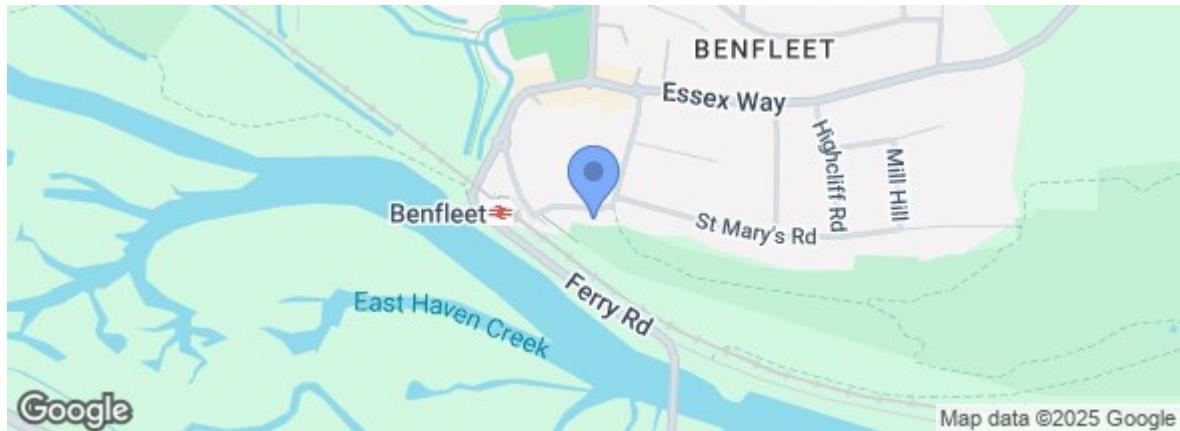
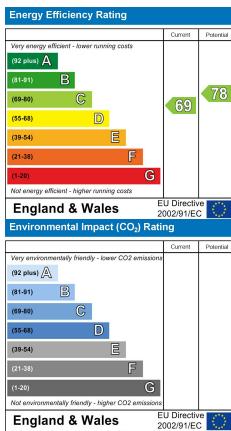
FLOOR 2



FLOOR 3

**TOTAL: 94 m<sup>2</sup>**  
 FLOOR 1: 21 m<sup>2</sup>, FLOOR 2: 37 m<sup>2</sup>, FLOOR 3: 36 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 14 m<sup>2</sup>, WALLS: 8 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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