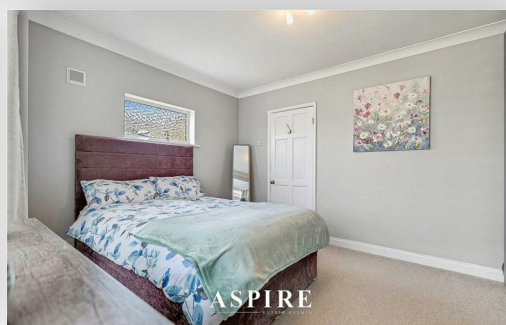


***To arrange a viewing contact us  
today on 01268 777400***



## **Church Road, Benfleet Guide price £400,000**

Aspire Estate Agents are delighted to present this beautifully finished two-bedroom detached bungalow, perfectly positioned on the sought-after Church Road in Benfleet. This charming home offers a warm and inviting atmosphere throughout, ideal for those seeking comfortable, single-level living with a touch of style.

The property boasts a spacious living room that flows seamlessly into a bright conservatory, creating the perfect space to relax or entertain guests. The separate dining room provides a lovely setting for family meals, while the modern kitchen offers excellent storage, ample worktop space, and a sleek, contemporary finish. Both bedrooms are well-proportioned, complemented by a beautifully presented family bathroom.

Externally, the bungalow continues to impress with a low-maintenance rear garden, ideal for enjoying the outdoors without the upkeep. To the front, there is ample off-street parking for multiple vehicles, adding to the property's convenience and appeal.

Situated close to local amenities, schools, and transport links, this wonderful home combines practicality with charm, making it an excellent choice for downsizers, small families, or anyone looking for a well-located, move-in-ready property.

Early viewing is highly recommended to appreciate the exceptional standard and homely feel this bungalow has to offer.

GUIDE PRICE- £400,000-£425,000

**Hallway**

17'5" x 3'5" (5.32 x 1.05)

**Bedroom 1**

12'7" x 11'4" (3.86 x 3.46)

**Bedroom 2**

11'0" x 10'0" (3.37 x 3.06)

**Lounge**

13'3" x 10'11" (4.04 x 3.35)

**Conservatory**

9'4" x 7'4" (2.85 x 2.25)

**Dining Room**

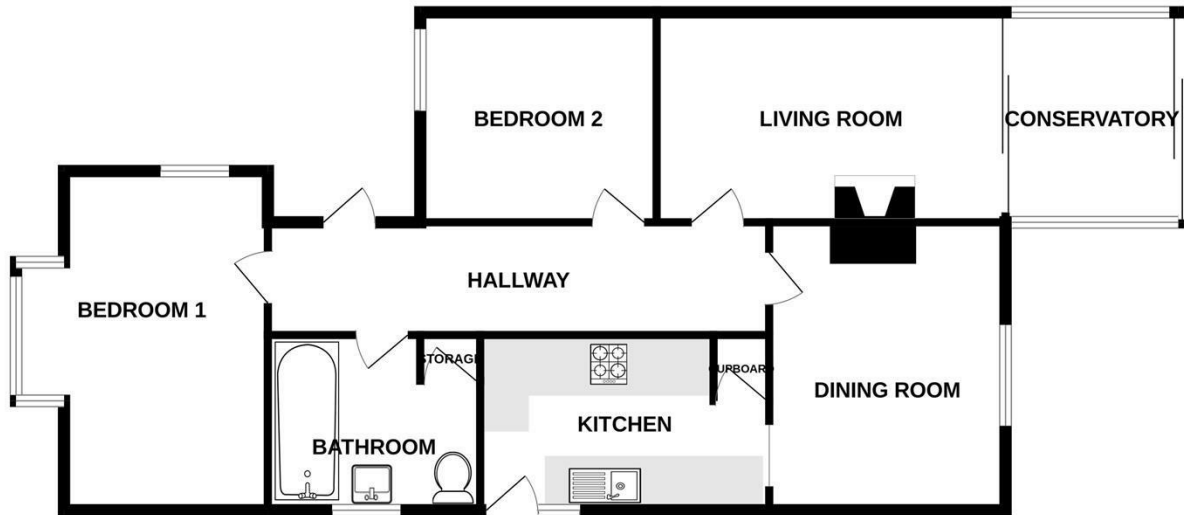
10'11" x 10'0" (3.35 x 3.07)

**Kitchen**

9'3" x 7'0" (2.83 x 2.15)

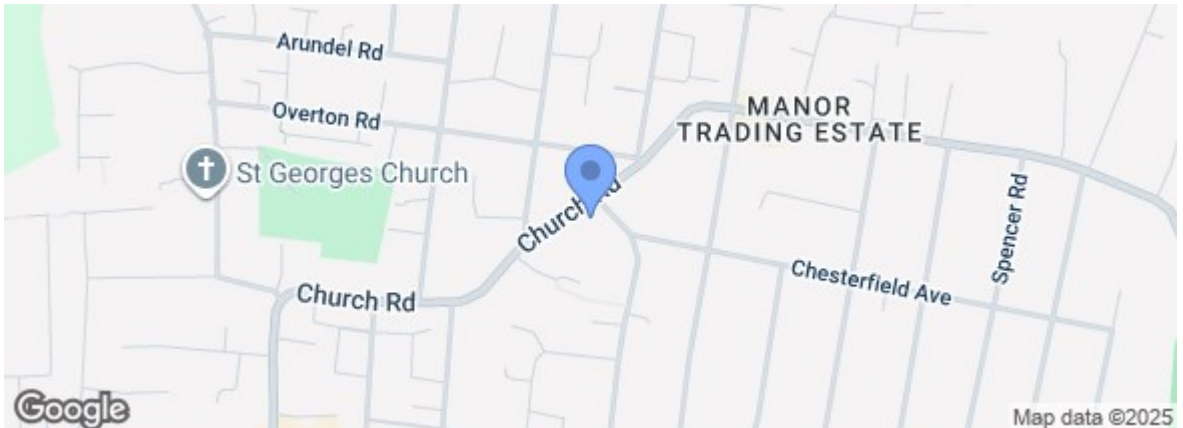
**Bathroom**

GROUND FLOOR  
1018 sq.ft. (94.6 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 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                 |
| Very energy efficient - lower running costs                     |                         |
| (92 plus) A                                                     |                         |
| (81-91) B                                                       |                         |
| (69-80) C                                                       |                         |
| (55-68) D                                                       |                         |
| (39-54) E                                                       |                         |
| (21-38) F                                                       |                         |
| (1-10) G                                                        |                         |
| Not energy efficient - higher running costs                     |                         |
| England & Wales                                                 | EU Directive 2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|                                                                 | Current                 |
| 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                                                       |                         |
| (1-10) G                                                        |                         |
| Not environmentally friendly - higher CO <sub>2</sub> 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.