

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



Grasmere Road, Benfleet Guide price £450,000

Aspire Estate Agents are delighted to present this immaculately presented detached home with flexible living space and beautiful garden.

Offered to the market for the very first time, this much-loved detached home on Grasmere Road has had only one owner since new – a true testament to how well it's been cared for. Set in a sought-after Benfleet location close to the area's most highly regarded schools, this home combines generous proportions with a versatile layout that's ideal for families or downsizers alike.

The ground floor offers excellent flexibility, featuring a spacious 27ft lounge/dining room, a recently refitted kitchen with separate utility area, and a ground-floor shower room. There's also a third bedroom/snug, perfect for guests, a home office, or an additional sitting room.

Upstairs, you'll find two double bedrooms and a further shower room, providing well-balanced accommodation throughout.

Externally, the home continues to impress with an integral garage with electric door, a driveway providing ample parking for multiple vehicles, and a beautifully maintained rear garden offering plenty of space for relaxation or entertaining.

Ideally positioned near Benfleet's best schools, local shops, and with good transport links, this property presents a rare opportunity to purchase a forever home in a prime residential setting.

Guide Price: £450,000 - £475,000
Contact Aspire Estate Agents to arrange your viewing today.

www.aspireestateagents.co.uk

Hallway

12'3" x 6'5" (3.75 x 1.98)

Bedroom 3 / Snug

12'6" x 8'6" (3.82 x 2.61)

Lounge / Dining Room

27'6" x 11'6" (8.39 x 3.52)

Kitchen

15'11" x 8'4" (4.87 x 2.56)

Utility

5'11" x 3'7" (1.82 x 1.1)

Shower Room**Landing****Bedroom 1**

16'2" x 10'9" (4.93 x 3.3)

Bedroom 2

10'9" x 8'7" (3.3 x 2.64)

Shower Room**Garage****Rear Garden**

Approx 70ft

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		59	73
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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