

To arrange a viewing contact us  
today on 01268 777400



## Overton Road, Benfleet Guide price £375,000

This spacious three/four-bedroom semi-detached home offers flexible, well-designed living that's perfectly suited to modern family life. Beautifully presented throughout, the property combines generous proportions with versatile spaces that can easily adapt to your needs - whether that's an additional bedroom, home office or playroom. Guide Price £375,000 to £400,000

From the moment you step inside, the sense of space is clear. The ground floor offers a bright and contemporary kitchen/breakfast room to the front, while to the rear, a generous lounge/diner provides the ideal setting for both relaxing and entertaining, with direct access out to the garden. A further reception room adds valuable flexibility, alongside a convenient ground floor WC.

Upstairs, you'll find three well-proportioned bedrooms arranged around a spacious landing, all offering comfortable accommodation for family living, along with a modern family bathroom.

Externally, the property continues to impress. The frontage offers a block paved driveway with off-street parking, complemented by a lawned area that enhances kerb appeal. To the rear, a south-facing garden has been thoughtfully designed for low maintenance and maximum enjoyment, featuring a paved seating area and artificial lawn - perfect for outdoor dining and entertaining. A detached garage with power and lighting adds further practicality.

Positioned in a popular and family-friendly part of Benfleet, the property is ideally located for local amenities, well-regarded schools and excellent transport links, including easy access to Benfleet Station and major road routes.

A fantastic all-round home offering space, flexibility and a great location - early viewing is strongly advised.

Kitchen: 13'5 x 9'9 (4.09m x 2.97m)

Lounge/Diner: 18'4 x 10'4 (5.59m x 3.15m)

Study/Bedroom Four: 8'8 x 7'5 (2.64m x 2.26m)

Ground Floor WC: 5'2 x 3' (1.57m x 0.91m)

Bedroom One: 13'6 x 10'11 (4.11m x 3.33m)

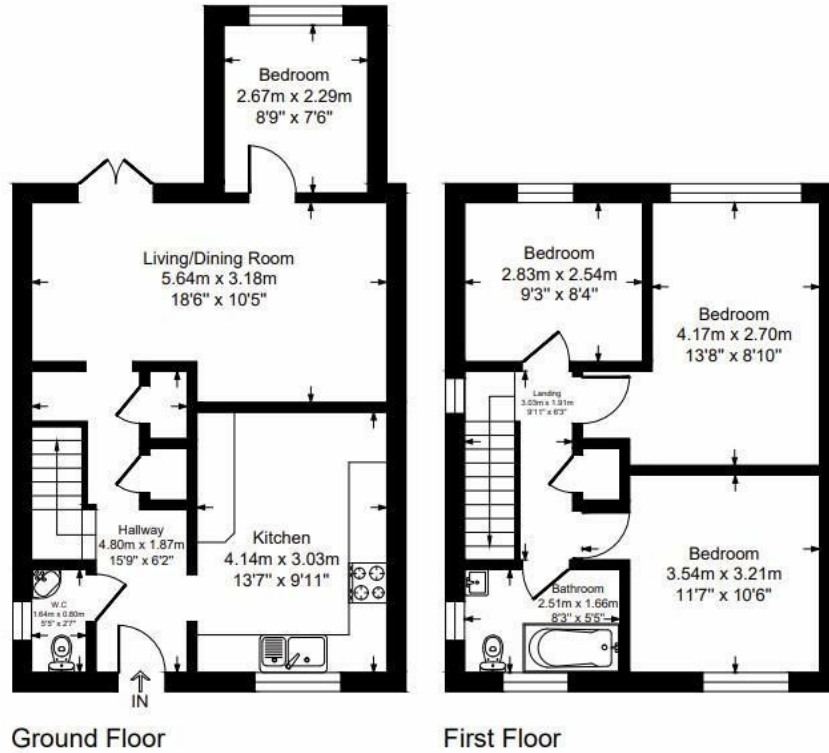
Bedroom Two: 10'11 x 10'2 (3.33m x 3.10m)

Bedroom Three: 9'2 x 8'3 (2.79m x 2.51m)

Bathroom: 8'3 x 5'4 (2.51m x 1.63m)

# Overton

Approximate Gross Internal Floor Area = 90.7 sq m / 976 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		70	
(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	



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.