



**Guide Price**  
**£500,000**

**Freehold**

4x  1x  3x 

**The Birches, Benfleet,  
Essex, SS7**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Extended accommodation to the ground floor
- Versatile living arrangements
- Off street parking leading to garage
- A great sized rear garden
- Situated in a great location with a choice of schools nearby

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 16'9 x 11'2 (5.11m x 3.41m)

Kitchen: 11'10 x 8'4 (3.61m x 2.54m)

Dining Area: 10'10 x 8'4 (3.30m x 2.54m)

Utility Room: 8'4 x 6'7 (2.54m x 2.01m)

Guest Room: 12'11 x 8'9 (3.94m x 2.67m)

### FIRST FLOOR

Landing

Bedroom 1: 11'11 x 9'11 (3.63m x 3.02m)

Bedroom 2: 11'5 x 9'10 (3.48m x 3.00m)

Bedroom 3: 10'4 x 8'7 (3.15m x 2.62m)

Bedroom 4: 8'6 x 8'0 (2.59m x 2.44m)

Bathroom

### OUTSIDE

Rear Garden

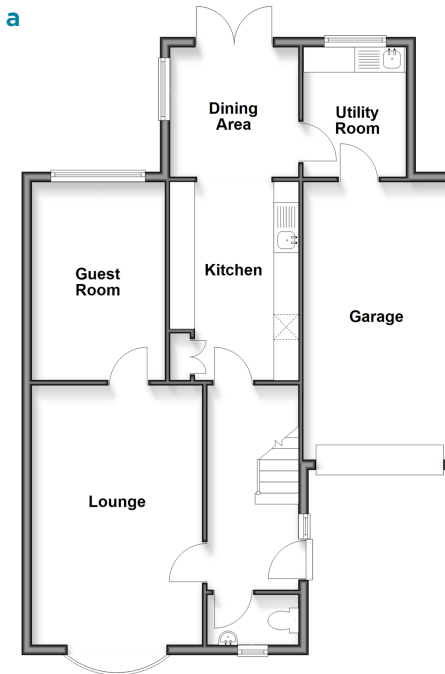
Garage

Driveway

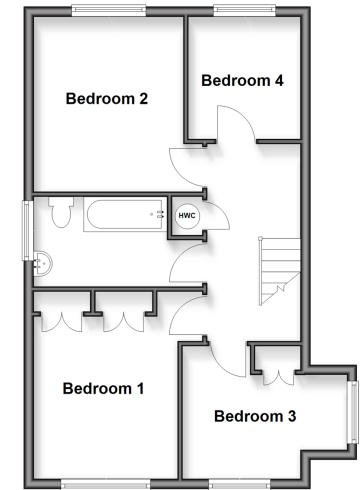
**Call Wickford - 01268 561287 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

**Ground Floor**  
Approx. 80.4 sq. metres (865.8 sq. feet)



**First Floor**  
Approx. 51.3 sq. metres (552.0 sq. feet)



53413324/20260314/RP/AH