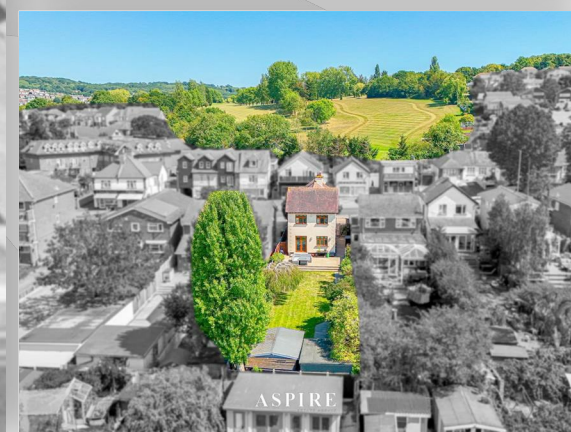




High Road, Benfleet SS7 5HY
Offers over £625,000

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ESTATE AGENTS

Frontage – Attractive block-paved driveway providing off-street parking for up to three vehicles, complete with electric car charging point. Hedging offers privacy, and a charming quarry-tiled overhanging porch frames the entrance.

Hallway – 6.83m x 1.70m (22'5" x 5'7")
Welcoming entrance with composite front door featuring obscured glass panels, flanked by two side double-glazed windows. Coved ceiling, useful storage cupboard, traditional-style radiator, and engineered wood flooring.

Lounge – 4.24m x 3.66m (13'11" x 12'0")
Bright and cosy reception room with UPVC double-glazed bay window, coved ceiling, feature fireplace, and carpet underfoot.

Kitchen/Breakfast Room – 4.85m x 3.66m (15'11" x 12'0")
Stylish and modern high-gloss fitted kitchen with a range of wall and base units, quality Corian worktops, and double sink with chrome mixer taps. Features include electric fan-assisted oven, Siemens five-ring gas hob with modern extractor, integrated washing machine, integrated fridge/freezer, integrated eye-level Siemens microwave, in-built Siemens coffee machine, and larder cupboard. Finished with UPVC double-glazed windows to the side, stable door to the side aspect, spotlights, coved ceiling, and wood-effect laminate flooring.

Downstairs WC – 1.83m x 1.04m (6'0" x 3'5")
UPVC double-glazed window to side, farmhouse-style wall cladding, low-level WC, vanity unit with wash basin, radiator, and wood-effect laminate flooring.

Office Area – 2.59m x 1.80m (8'6" x 5'11")
Perfect for home working, with UPVC double-glazed window to side aspect, radiator, and wood-effect laminate flooring.

Lounge/Diner – 5.59m x 3.61m (18'4" x 11'10")
Spacious second reception with UPVC double-glazed window and French doors (with leaded light detail) opening to the garden. Coved ceiling, feature fireplace, traditional-style radiator, air-conditioning unit, and wooden flooring.

First Floor Landing – Access to all bedrooms and family bathroom.

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.

Bedroom One – 5.56m x 3.58m (18'3" x 11'9")
Two UPVC double-glazed windows to the rear, coved ceiling, extensive built-in wardrobes, two traditional-style radiators, air-conditioning unit, and carpeted flooring.

Bedroom Two – 4.57m x 3.43m (15'0" x 11'3")
Two UPVC double-glazed windows to front aspect, coved ceiling, built-in storage cupboard, original feature fireplace, built-in wardrobe, radiator, and carpet.

Bedroom Three – 3.00m x 2.67m (9'10" x 8'9")
UPVC double-glazed window to side aspect, coved ceiling, loft access, original storage cupboard, radiator, and carpet.

Bedroom Four – 2.62m x 2.51m (8'7" x 8'3")
UPVC double-glazed window to side, coved ceiling, loft access, air-conditioning unit, radiator, and carpet.

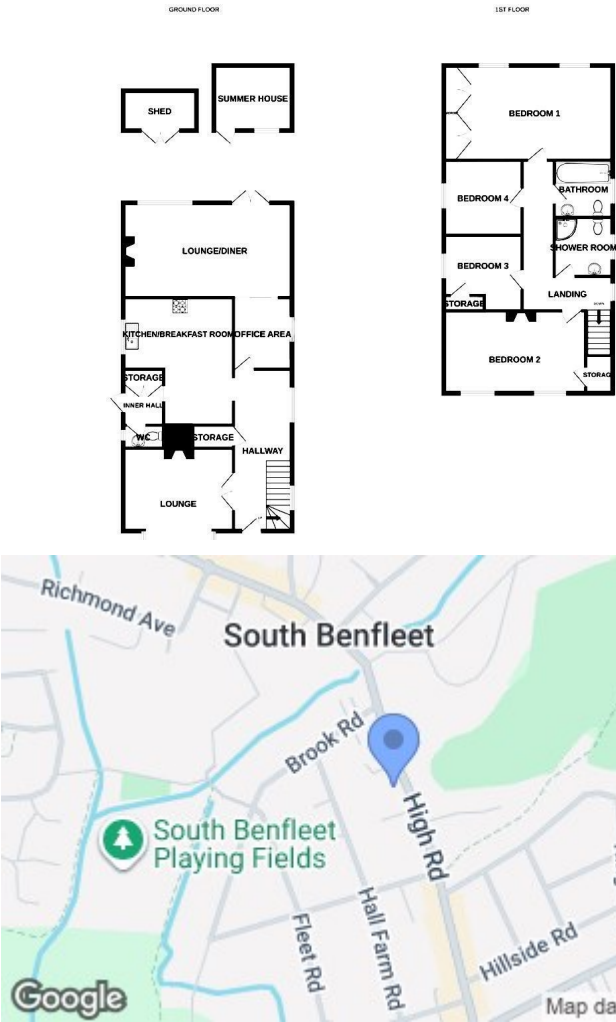
Shower Room – 2.08m x 1.80m (6'10" x 5'11")
Modern three-piece suite comprising shower cubicle, floating vanity unit with wall-mounted wash basin, and low-level WC. Features UPVC obscured double-glazed window, spotlights, extractor fan, wall-mounted mirrored cupboard, radiator, and tiled flooring.

Family Bathroom – 2.49m x 1.83m (8'2" x 6'1")
UPVC obscured double-glazed window, three-piece suite with bath (traditional taps and shower attachment), pedestal wash basin, and traditional-style WC. Farmhouse-style wooden cladding and lino flooring.

Rear Garden – Commences with a spacious paved seating terrace, mature planting to both sides for privacy, and a generous lawn. Side access on both sides, garden shed, and:

Summerhouse – Large timber summerhouse with power and lighting, ideal for a home office, hobby space, or gym.

DISCLOSURE OF INTEREST
Under the estate agents act 1979 we like to note that the seller has a connection with the estate agents.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(91-100) A			(91-100) A		
(81-90) B			(81-90) B		
(71-80) C			(71-80) C		
(61-70) D			(61-70) D		
(51-60) E			(51-60) E		
(41-50) F			(41-50) F		
(31-40) G			(31-40) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	