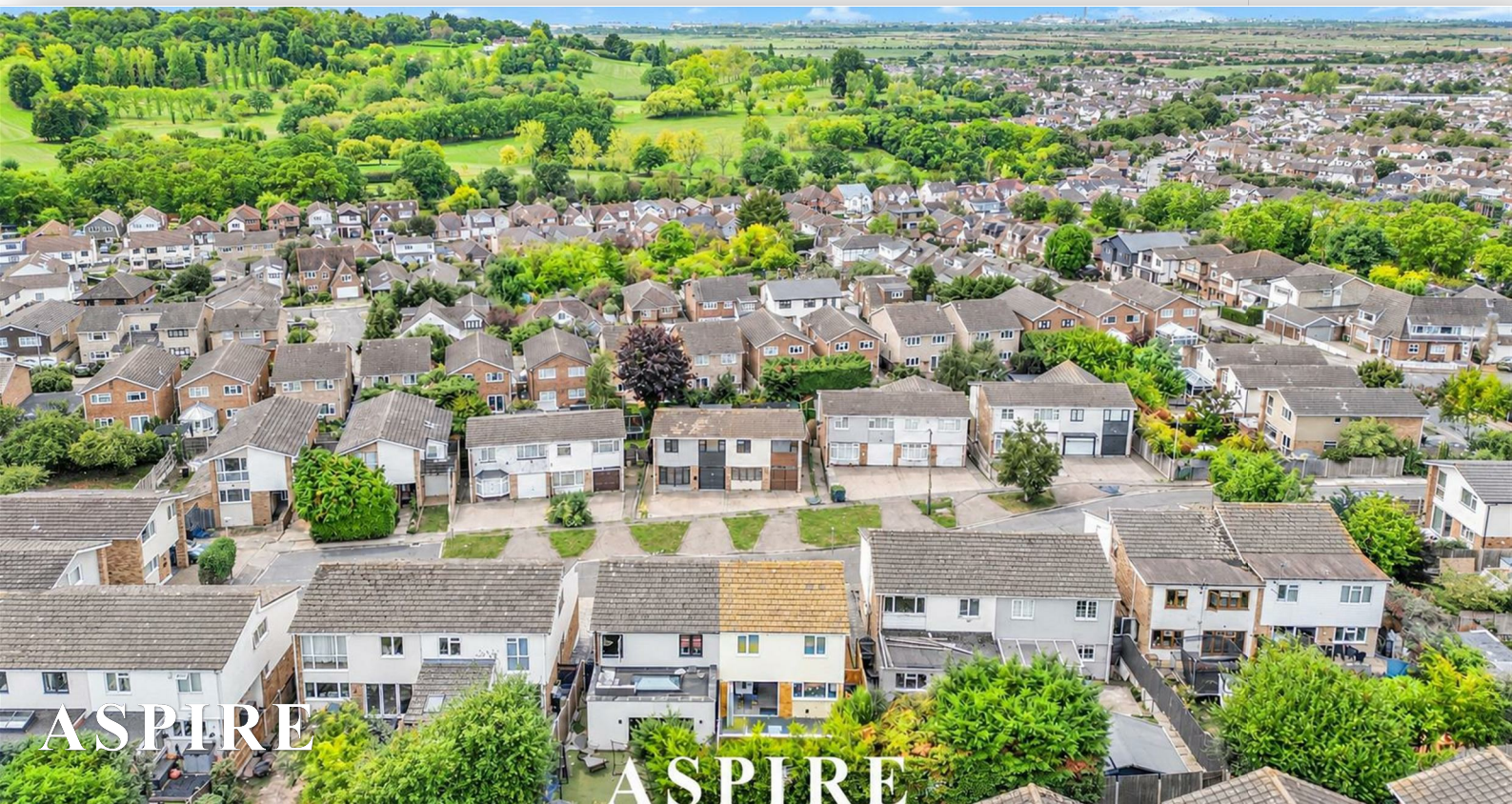


**To arrange a viewing contact us
today on 01268 777400**



Durley Close, Benfleet Guide price £450,000

Guide Price £450,000–£475,000

A truly impressive four-bedroom family home, enjoying jaw-dropping views over Boyce Green and positioned within a quiet cul-de-sac.

Perfectly suited to family life, this well-presented property offers generous accommodation arranged over two floors, together with ample off-street parking and a garage.

Upon entering, the welcoming hallway provides access to a convenient WC and utility area, before leading into the beautifully arranged living accommodation. The different levels create a natural sense of separation between the principal living spaces while maintaining a great feeling of connection throughout.

The cosy lounge benefits from underfloor heating, creating a warm and inviting space to relax. Steps lead through to the dining area, where doors open directly onto the sunny, beautifully landscaped rear garden – an ideal setting for outdoor dining, entertaining or simply enjoying the sunshine.

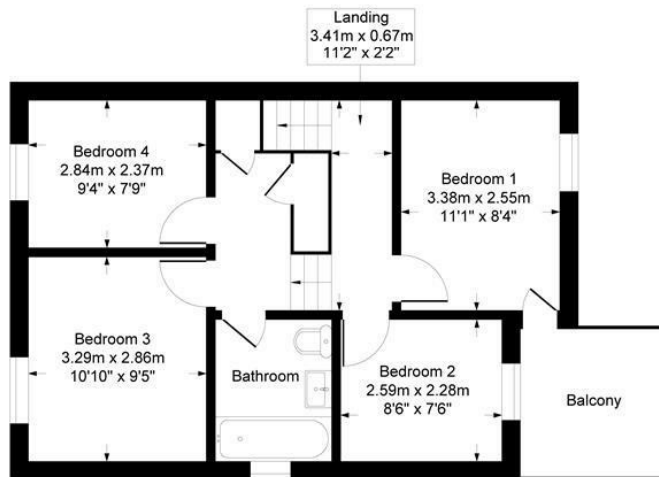
The kitchen is positioned just off the dining area, offering a practical and sociable layout for everyday family living.

Upstairs, there are four well-proportioned bedrooms, all offering a good level of space, alongside a family bathroom. One of the standout bedrooms benefits from its own front-facing balcony, providing an exceptional vantage point from which to enjoy the incredible views across Boyce Green.

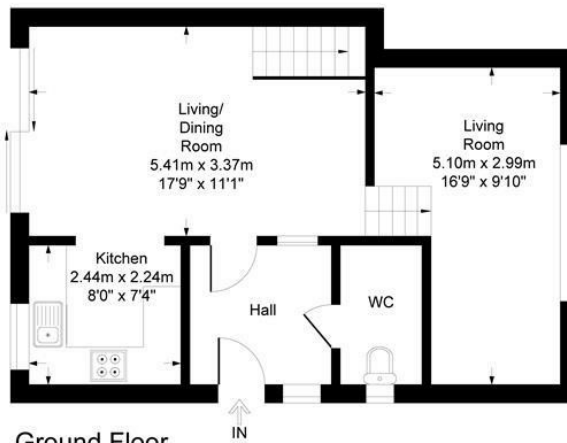
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9 Durley Close

Approximate Gross Internal Floor Area = 94.5 sq m / 1017 sq ft

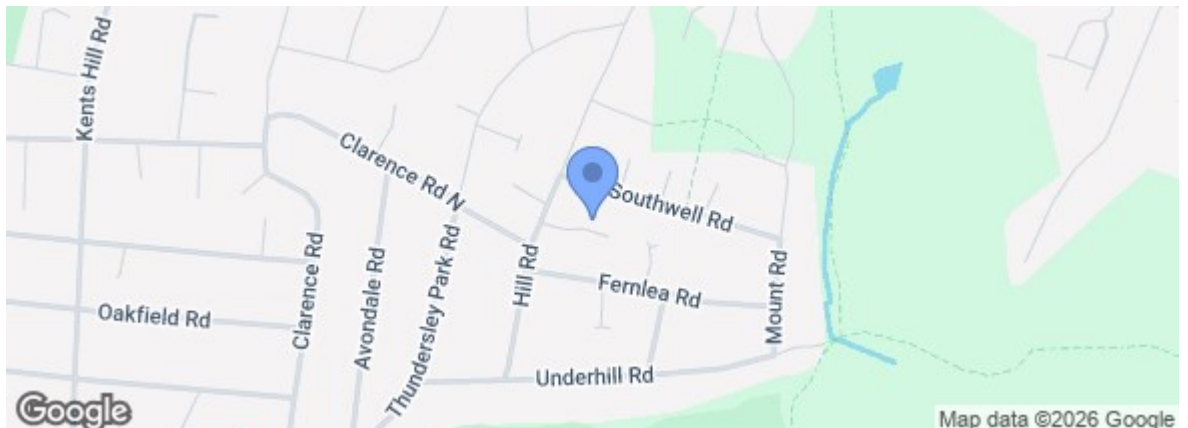


First Floor



Ground Floor

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		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	



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.