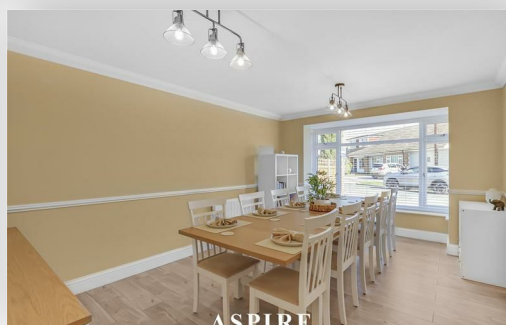
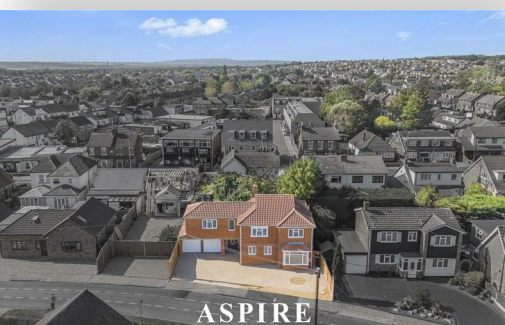


**To arrange a viewing contact us
today on 01268 777400**



Constitution Hill, Benfleet Guide price £800,000

Set in a sought-after part of South Benfleet, this substantial five-bedroom detached home offers generous accommodation, a versatile layout and features suited to modern family life. Extensively updated and maintained by the current owners, it combines well-proportioned rooms with a considered specification and is offered with no onward chain.

The ground floor centres around a spacious living room with real wood flooring, an Ekol inset wood-burning stove and French doors opening onto the rear garden. A separate dining room provides ample space for family meals and entertaining, while the shaker-style kitchen offers extensive storage and preparation space, with garden views and direct access to the utility room.

Also on the ground floor is a generous double bedroom and contemporary shower room, providing a flexible space for guests, older children or extended family.

Upstairs are four further bedrooms, including a principal bedroom with a substantial dressing room featuring fitted mirrored wardrobes and a private en-suite shower room. A second bedroom also benefits from its own dressing room with fitted wardrobes, while the remaining bedrooms are served by a well-appointed family bathroom with marble-effect tiling.

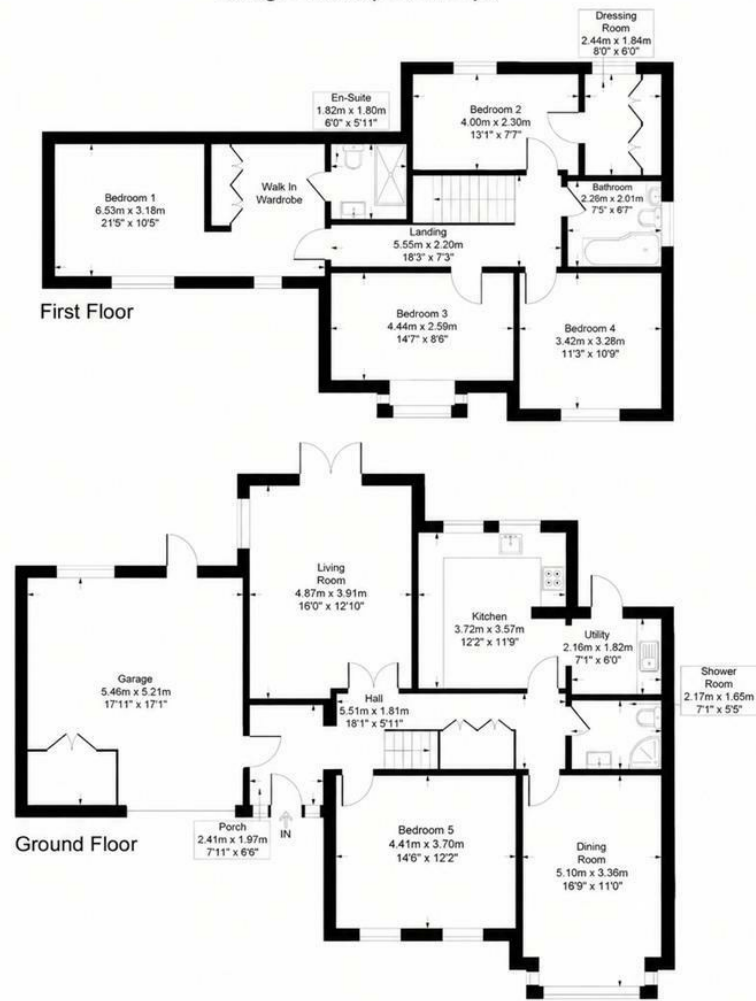
Outside, the enclosed rear garden features a large Indian sandstone patio and artificial lawn, creating a practical setting for outdoor dining and relaxation. A substantial double garage provides parking, storage, power, lighting and direct garden access, with potential for alternative use subject to planning permission.

Further benefits include an electric car charger, driveway parking for multiple vehicles, a partially boarded and insulated loft, Vaillant ecoTEC Plus boiler, Hive smart heating controls and an upgraded electrical consumer unit.

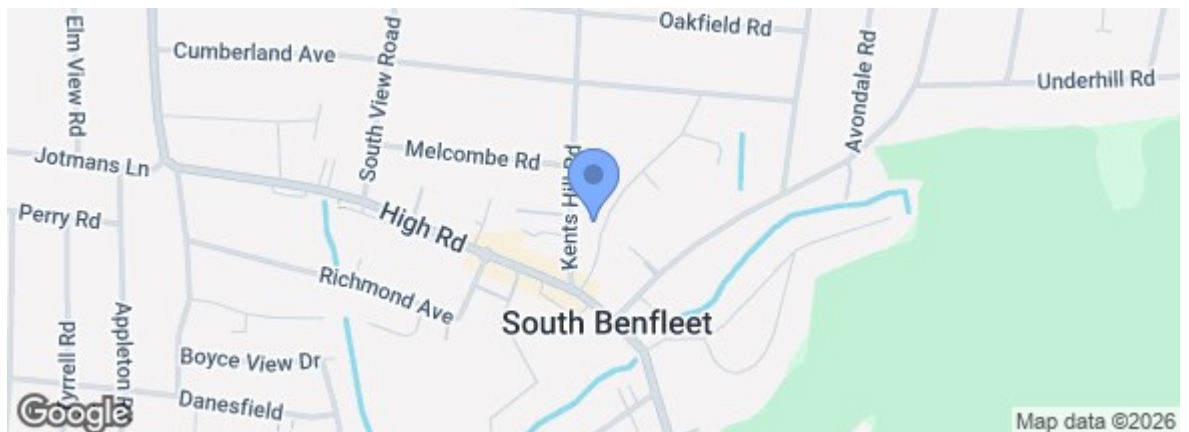
South Benfleet Primary School, local shops, Richmond Park and Benfleet Library are approximately two minutes' walk away. Benfleet railway station is around 15 minutes on foot, providing London connections.

23 Constitution Hill

Approximate Gross Internal Floor Area = 201.5 sq m / 2169 sq ft
(Including Garage)
Garage = 28.4 sq m / 306 sq ft



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			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		74	77
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			
(1-10) 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.