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## Gifford Road, Benfleet Guide price £425,000

Aspire Estate Agents are delighted to introduce this meticulously refurbished and impressively styled three double-bedroom semi-detached home, located on the ever-popular Gifford Road. Set back with off-street parking and boasting a rear garden extending over 100ft, this home offers a rare blend of high-spec finishes, spacious interiors and luxurious touches throughout.

From the moment you step inside, it's clear the current owners have spared no expense. The home flows seamlessly with German-engineered flooring throughout and an immediate sense of quality, with high-spec internal doors and attention to detail in every room.

The heart of the home is undoubtedly the incredible kitchen, designed for both chefs and entertainers. Featuring premium granite worktops and a full suite of integrated Neff and AEG appliances, it includes a full-length fridge and separate full-length freezer, slide-and-hide double oven, microwave oven, induction hob, wine cooler, and sleek lighting. This space opens out effortlessly to the rear garden, making it ideal for indoor/outdoor living.

The lounge is generously sized and features a modern electric fire with digital display, creating a cosy focal point. The layout also includes a luxurious family bathroom fitted to an exceptional standard, complete with underfloor heating, contemporary tiling, and premium fixtures—offering a true spa-like experience.

The property provides three double bedrooms, with the top-floor bedroom benefitting from a walk-in wardrobe and separate storage area, making the most of every inch of space. Each room is bathed in natural light and finished to the same exacting standards.

Outside, the rear garden stretches over 100ft, beginning with a large patio area perfect for entertaining, leading to a manicured lawn and not one but two garden sheds—ideal for storage, hobbies, or even

**Hallway****Lounge**

22'10" x 10'1" (6.97 x 3.086)

**Kitchen**

24'1" x 7'11" (7.36 x 2.430)

**Bathroom**

7'10" x 6'7" (2.39 x 2.01)

**Bedroom 1**

10'7" x 8'10" (3.23 x 2.70)

**Bedroom 2**

9'6" x 6'2" (2.90 x 1.90)

**Bedroom 3**

12'1" x 10'4" (3.69 x 3.17)

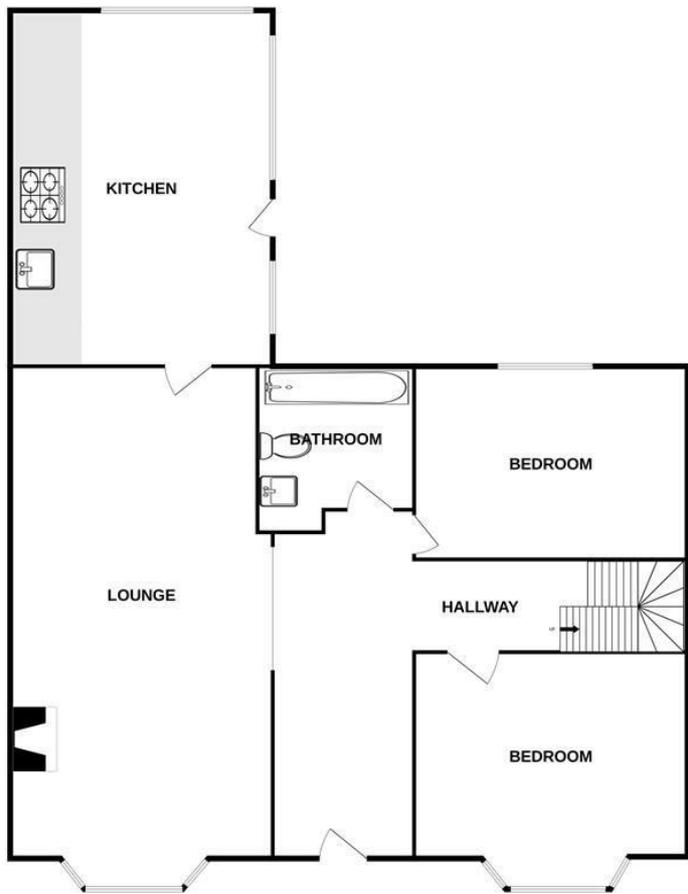
**Walk- In Wardrobe**

7'7" x 4'5" (2.32 x 1.35)

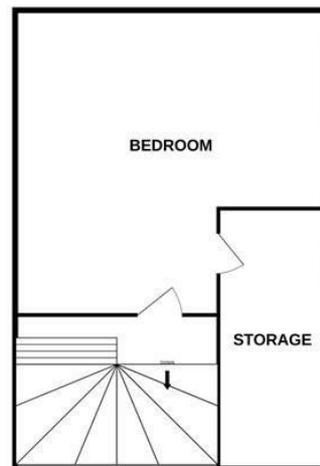
**Landing****Garden**

100 (30.48m)

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D		56	
(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	



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