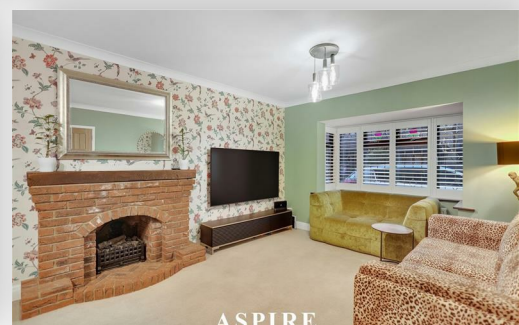
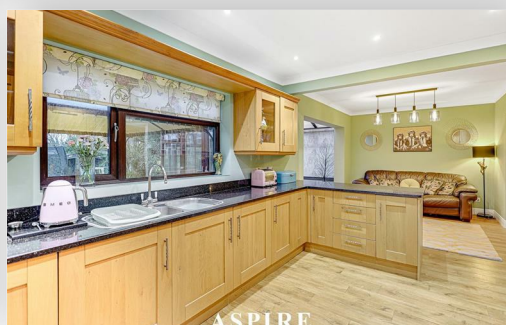


**To arrange a viewing contact us  
today on 01268 777400**



## **Chestnut Grove, Benfleet Guide price £725,000**

Aspire Estate Agents are delighted to introduce this impressive five bedroom detached family home, located on Chestnut Grove, Benfleet, a highly sought-after and prestigious residential road.

Finished to an exceptional standard, the property offers spacious and flexible accommodation throughout. The ground floor comprises three reception rooms, including a main lounge with feature fireplace and bay window, a separate living room currently used as a sixth bedroom, and a bright conservatory with glass roof overlooking the garden. The high-quality kitchen/diner features granite worktops, solid wood cupboard doors and integral appliances, including a premium dishwasher, Hoover oven and Rangemaster hob, with Karndean flooring running throughout the ground floor. Further benefits include a separate utility room, downstairs WC and an internal garage with electric up-and-over door.

Upstairs are five generous double bedrooms, three with built-in wardrobes. The principal bedroom benefits from an ensuite, while a luxury four-piece family bathroom serves the remaining rooms. A large landing adds to the sense of space, complemented by a huge fully boarded and insulated loft. Character features such as stained glass windows and original coving blend seamlessly with modern upgrades including double glazing, a recently updated fuse board and a two-year-old condensing boiler with water tank designed to serve power showers.

Externally, the home enjoys an approximately 80ft south-facing rear garden with low-maintenance composite Trex decking, while to the front there is off-street parking for up to four vehicles on a premium driveway.

An outstanding home offering space, quality and versatility in one of Benfleet's most desirable locations. Early viewing is highly recommended.

GUIDE PRICE £725,000-£750,000

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

### **Hallway**

16'0" x 3'11" (4.88m x 1.2m)

### **Living Room/Bedroom 6**

10'6" x 8'2" (3.22m x 2.51m)

### **Downstairs W/C**

### **Lounge**

20 x 12 (6.10m x 3.66m)

### **Kitchen/Dining**

25 x 10 (7.62m x 3.05m)

### **Utility Room**

12 x 7 (3.66m x 2.13m)

### **Garage**

20 x 13 (6.10m x 3.96m)

### **Conservatory**

14 x 12 (4.27m x 3.66m)

### **Landing**

15 x 9 (4.57m x 2.74m)

### **Bedroom 1**

20 x 12 (6.10m x 3.66m)

### **En-Suite**

### **Bedroom 2**

12 x 10 (3.66m x 3.05m)

### **Bedroom 3**

13 x 10 (3.96m x 3.05m)

### **Bedroom 4**

13 x 10 (3.96m x 3.05m)

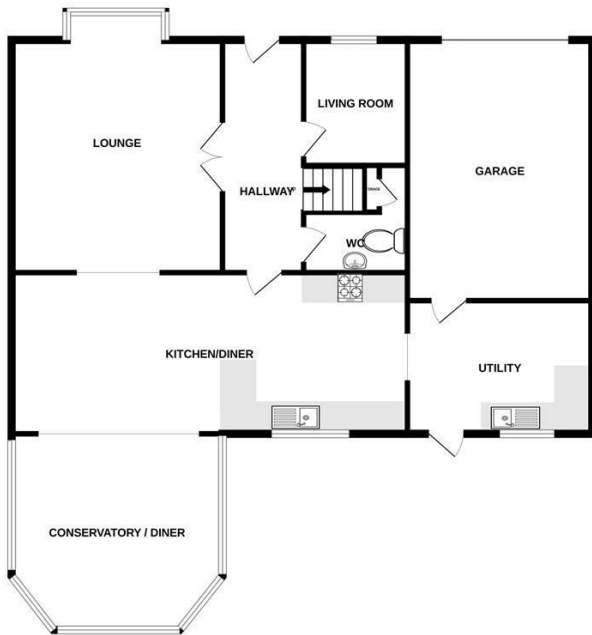
### **Bedroom 5**

12 x 10 (3.66m x 3.05m)

### **Family Bathroom**



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 <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			



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.