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**ASPIRE**



## Cumberland Avenue, Benfleet Guide price £425,000

**\*\*GUIDE PRICE 425,000 - 450,000\*\***

Set on an impressive 43ft wide plot, this substantial home offers exceptional potential and exciting scope. Boasting attractive double-fronted bay windows, the property immediately delivers strong kerb appeal and a sense of space throughout.

Inside, you'll find three generous double bedrooms and a superb 15ft lounge, fitted kitchen and family bathroom.

Externally, the property continues to impress with a detached garage and an exceptional 37ft independent side access — perfect for additional parking, storage, or further development potential.

**ENTRANCE HALL****LOUNGE**

15'7" x 12'2" (4.75m x 3.71m)

**KITCHEN**

12'0" x 6'8" (3.66m x 2.03m)

**MASTER BEDROOM**

13'8" x 12'1" (4.17m x 3.68m)

**BEDROOM TWO**

13'9" x 12'2" (4.19m x 3.71m)

**BEDROOM THREE**

9'0" x 9'1" (2.74m x 2.77m)

**BATHROOM**

6'1" x 5'9" (1.85m x 1.75m)

**GARDEN**

51'0" x 43'0" (15.54m x 13.11m)

**DETACHED GARAGE**

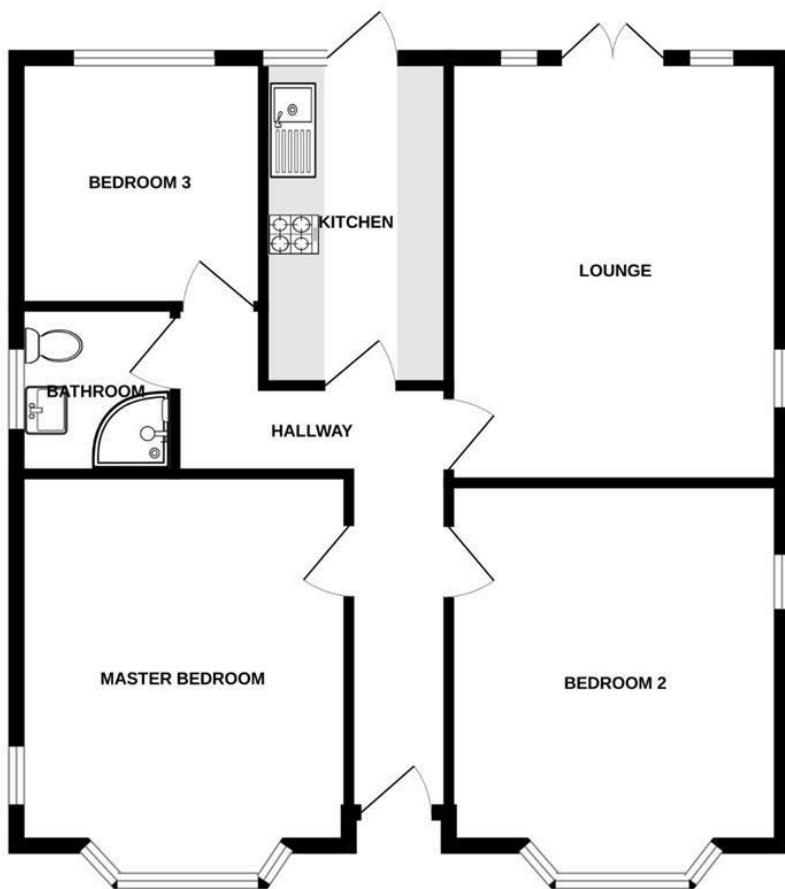
14'7" x 12'1" (4.45m x 3.68m)

**SIDE ACCESS**

37'6" x 11'1" (11.43m x 3.38m)

**DRIVEWAY**

GROUND FLOOR  
814 sq.ft. (75.6 sq.m.) approx.

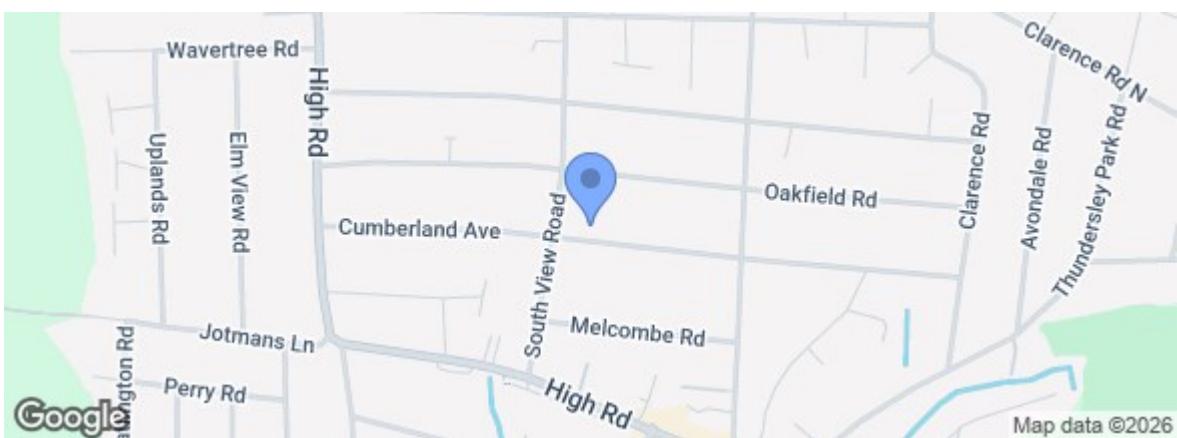


TOTAL FLOOR AREA: 814 sq.ft. (75.6 sq.m.) approx.

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 equipment 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			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(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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