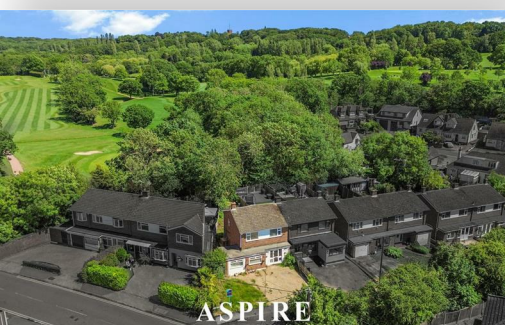


To arrange a viewing contact us  
today on 01268 777400



## Golf Ride, Benfleet Guide price £450,000

**\*\*GUIDE PRICE 450,000 - 475,000\*\***

Impressive three double bedroom semi detached family home with huge potential positioned on a fantastic plot with an unoverlooked rear garden backing directly onto the 6th green of Boyce Hill Golf Course.

The property offers spacious and versatile accommodation throughout, beginning with a welcoming entrance hall, ground floor w/c and a generous open plan lounge and dining area. The home also benefits from a 16ft kitchen and breakfast room, a ground floor office and a further cloakroom, making the layout ideal for modern family living.

To the first floor, there are three well proportioned double bedrooms and a four piece family bathroom, providing excellent space for growing families.

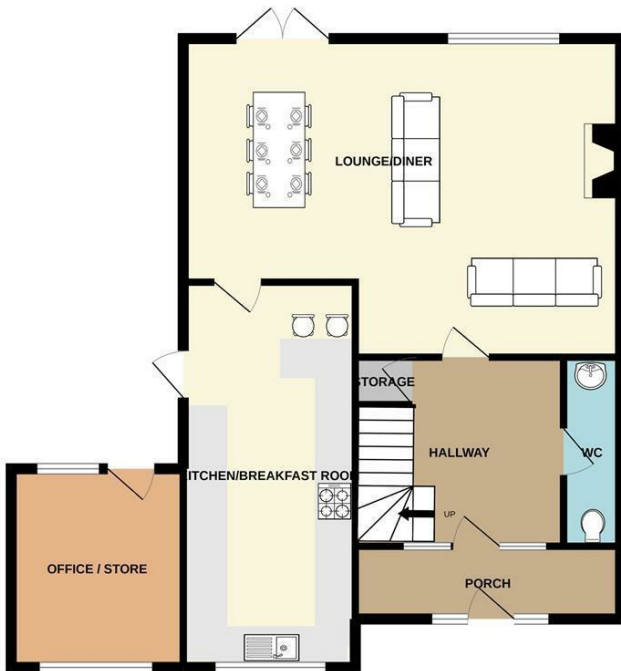
Externally, the rear garden is a real standout feature, offering a fantastic private outdoor space with beautiful views across the golf course. To the front, the property benefits from a driveway providing parking for three to four vehicles.

Located in a highly desirable Benfleet position, the home is within walking distance of Benfleet Train Station, local shops, restaurants, fields, schools and parks.

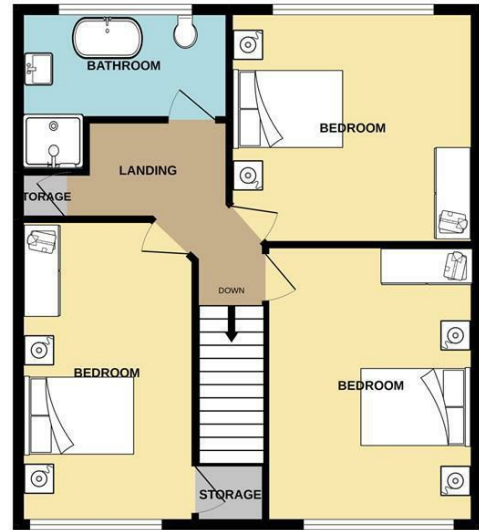
With its generous plot, spacious accommodation and stunning golf course outlook, this is a fantastic family home that should be viewed to be fully appreciate the potential.



GROUND FLOOR

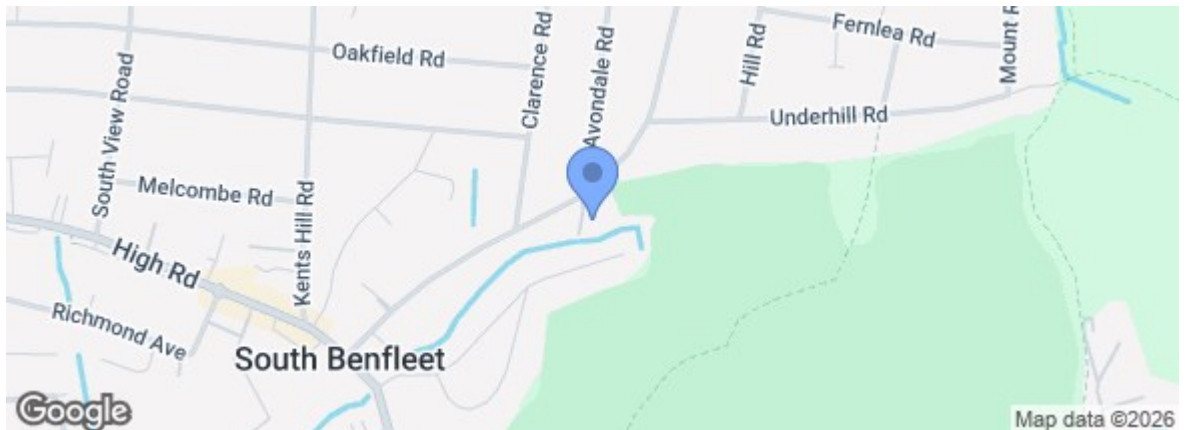


1ST FLOOR



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	



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