

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



Glebelands, Benfleet Guide price £415,000

****GUIDE PRICE 415,000 - 430,000****

Well presented three bedroom semi detached family home, situated in a popular turning in Thundersley, Benfleet.

The property is offered in good condition throughout and provides a practical layout ideal for growing families, first time buyers or those looking to upsize. The ground floor comprises a welcoming living space, a fitted kitchen and the added benefit of a downstairs toilet, making the home well suited for everyday family living.

To the first floor, there are three double bedrooms and a family bathroom.

Externally, the property benefits from a good sized south facing rear garden. The home also offers strong kerb appeal, detached garage and off street parking.

Located within walking distance to local schools and bus routes, this property is perfectly positioned for families and commuters alike.

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ENTRANCE HALL

LOUNGE

16' x 12' (4.88m x 3.66m)

DOWNSTAIRS CLOAKROOM

KITCHEN/DINER

16 x 13'5 (4.88m x 4.09m)

LANDING

MASTER BEDROOM

16 x 11'5 (4.88m x 3.48m)

BEDROOM TWO

10 x 8'10 (3.05m x 2.69m)

BEDROOM THREE

10'1 x 7 (3.07m x 2.13m)

FAMILY BATHROOM

6'6 x 5'6 (1.98m x 1.68m)

GARDEN

DETACHED GARAGE

17'5 x 8'7 (5.31m x 2.62m)

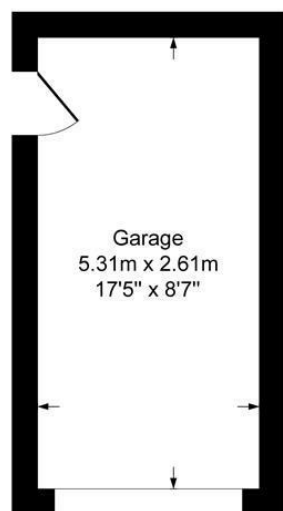
DRIVEWAY

Glebelands

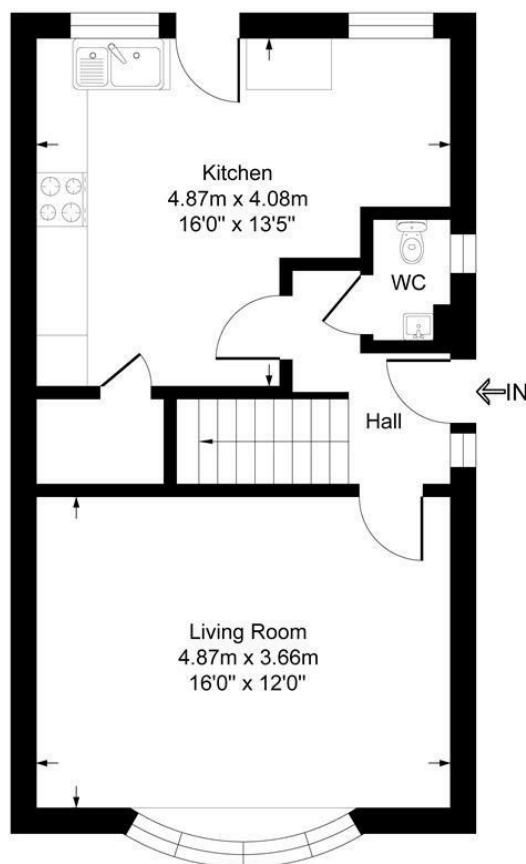
Approximate Gross Internal Floor Area = 88.8 sq m / 957 sq ft

Garage Area = 13.8 sq m / 149 sq ft

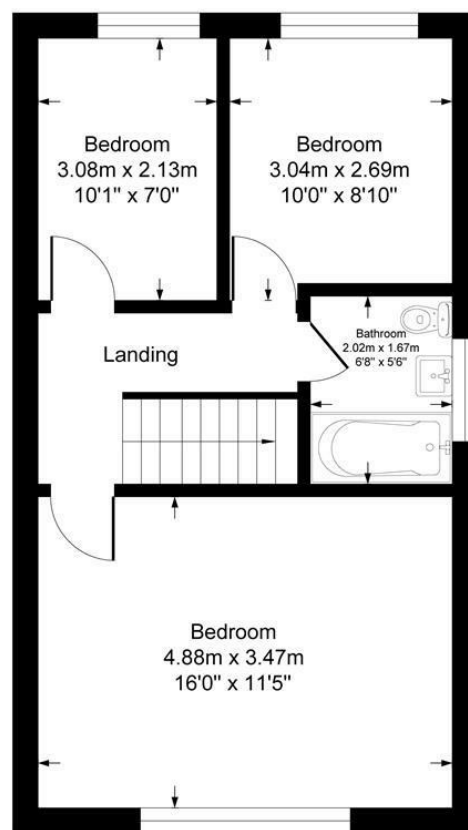
Total Area = 102.7 sq m / 1106 sq ft



Garage

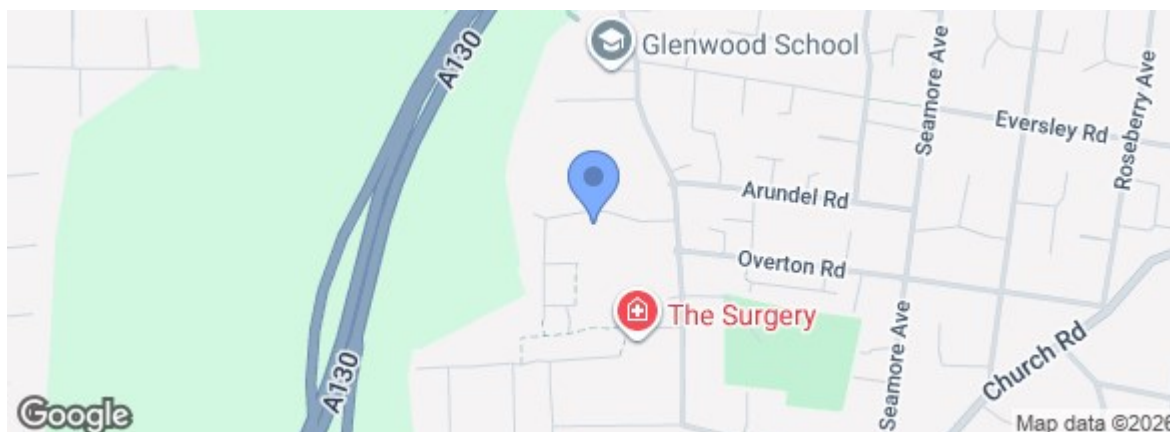


Ground Floor



First Floor

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 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		
(1-20)	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.