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today on 01268 777400**



Arundel Road, Benfleet Offers over £450,000

Aspire are pleased to present this thoughtfully extended three-bedroom semi-detached home, offering an impressive and versatile layout perfectly suited to modern family life.

The property has been cleverly enhanced to create far more space than first meets the eye, with multiple reception areas, a dedicated home office, a shower room/utility and excellent ground-floor flexibility.

A welcoming entrance leads into the front living room, providing a comfortable space to relax. The kitchen remains in its original position and leads through to a separate dining room, creating a practical and well-connected layout for everyday family life.

Beyond this, the rear extension provides an additional living/dining space, giving the home a real sense of depth and versatility. With direct access towards the garden, this area works brilliantly for entertaining, family gatherings or simply having a second space to spread out.

A separate ground-floor office provides an ideal work-from-home setup, while the shower room/utility adds useful practicality for busy households. The integral garage offers further storage and flexibility.

Upstairs, the property provides three well-proportioned bedrooms alongside a striking bathroom, making the layout particularly well suited to families.

With approximately 1,363 sq ft of accommodation including the garage, the property offers an excellent sense of space throughout while retaining the convenience and character of a traditional semi-detached home.

Positioned within a popular Benfleet location, Arundel Road is well placed for local schools, shops, transport links and everyday amenities.

Thoughtfully extended, deceptively spacious and incredibly versatile, this is a home that needs to be viewed internally to fully appreciate just how much it has to offer.

Lounge – 4.553m x 3.631m (14'11" x 11'11")

Entrance Hall – 1.697m x 1.951m (5'7" x 6'5")

Office – 3.359m x 1.945m (11'0" x 6'5")

Kitchen – 5.155m x 2.533m (16'11" x 8'4")

Conservatory / Dining Room – 3.749m x 3.538m (12'4" x 11'7")

Shower Room / Utility Room – 3.083m x 2.842m (10'1" x 9'4")

Garage – 3.588m x 2.162m (11'9" x 7'1")

Bedroom One – 3.621m x 3.383m (11'11" x 11'1")

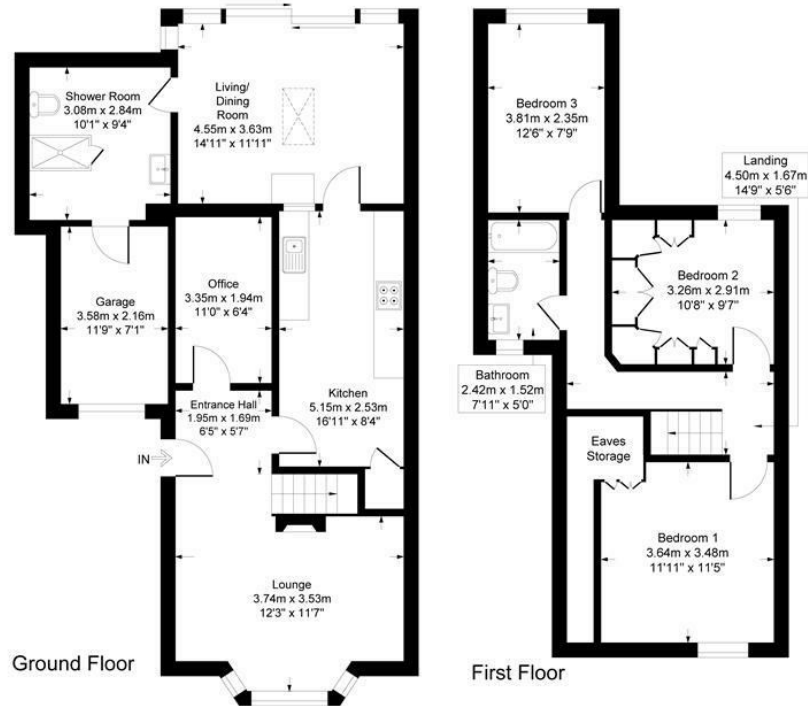
Bedroom Two – 3.484m x 3.640m (11'5" x 11'11")

Bedroom Three – 3.816m x 2.354m (12'6" x 7'9")

Bathroom – 1.527m x 2.422m (5'0" x 7'11")

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Approximate Gross Internal Floor Area = 126.6 sq m / 1363 sq ft
(Including Eaves Storage & Garage)
Garage = 7.7 sq m / 83 sq ft
Eaves Storage = 1.8 sq m / 19 sq ft



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			



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