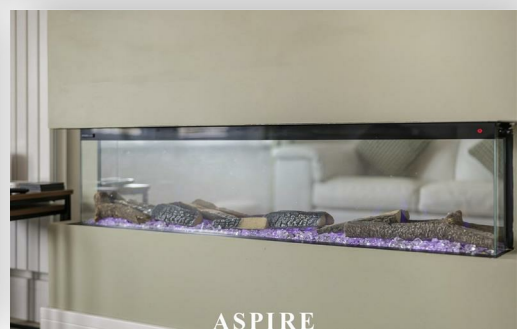


**To arrange a viewing contact us  
today on 01268 777400**



## **Northern Avenue, Benfleet Guide price £425,000**

Guide Price £425,000 - £450,000 Aspire are pleased to present this beautifully refurbished two-bedroom semi-detached bungalow, finished to a high standard throughout and offering an abundance of natural light.

The home provides a well-balanced layout with a spacious lounge to the front, complete with a feature fireplace, while to the rear you'll find a modern kitchen/diner with direct access to the garden — perfect for everyday living and entertaining.

There are two well-proportioned double bedrooms and a stylish three-piece bathroom suite, all presented in excellent condition.

A standout feature of this home is the impressive 35ft outbuilding, fully insulated and fitted with electric and water, offering a versatile blank canvas ideal for a home office, gym, studio, or annexe-style living.

Externally, the property benefits from large side access and off-street parking for up to three vehicles, making it both practical and convenient.

Further benefits include air conditioning, enhancing comfort all year round.

Situated within close proximity to Tarpots, offering a range of local amenities, and providing easy access to London Road, this home is perfectly positioned for commuters.

Lounge: 4.65m x 3.41m (15'3 x 11'2)

Kitchen/Diner: 4.26m x 2.97m (14'0 x 9'9)

Bedroom One: 3.34m x 3.35m (10'11 x 11'0)

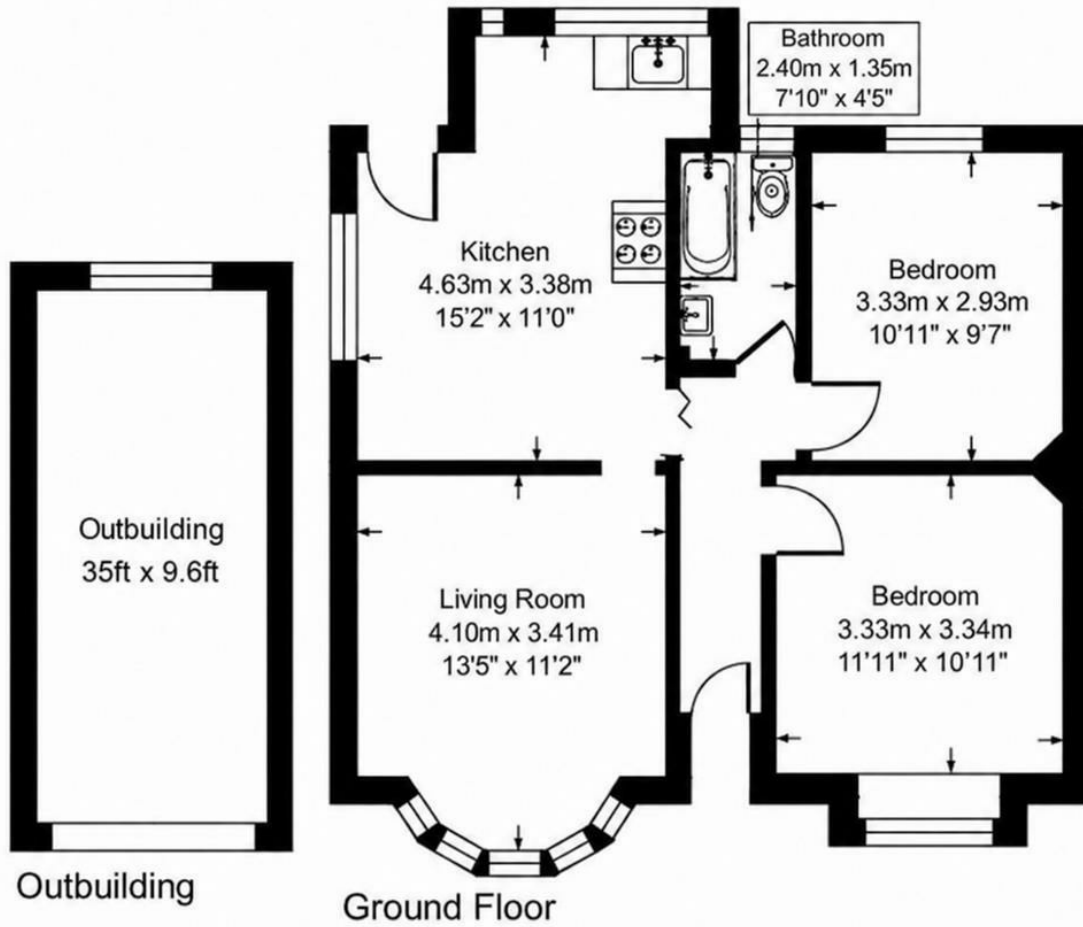
Bedroom Two: 3.07m x 2.82m (10'1 x 9'3)

Bathroom: 2.11m x 1.64m (6'11 x 5'4)

Outbuilding: 10.7m x 2.9m (35'0 x 9'6)

# Nothern Avenue

Approximate Gross Internal Floor Area = 84.3 sq m / 908 sq ft  
(Including Outbuilding)



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<b>England &amp; Wales</b> 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	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<b>England &amp; Wales</b> 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.