

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



Overton Road, Benfleet Asking price £465,000

Aspire are pleased to present this versatile three/four-bedroom semi-detached family home, offering generous living space, a contemporary finish and a substantial rear garden in a convenient Benfleet location.

Designed to adapt around modern family life, the ground floor provides an excellent combination of sociable reception space and practical accommodation. A spacious lounge offers a comfortable setting to relax, while the impressive kitchen/diner creates a natural hub for family meals and entertaining.

The kitchen has been finished in a sleek, contemporary style with quartz work surfaces, integrated appliances and ample storage. Beyond this, the rear playroom overlooks the garden and offers valuable additional living space, ideal as a children's room, snug, home office or second sitting room.

A further ground-floor room provides excellent flexibility and could be arranged as a fourth bedroom, guest room or dedicated workspace. A convenient cloakroom WC completes the downstairs accommodation.

Upstairs, there are three well-proportioned bedrooms alongside a modern family bathroom, creating a practical layout for growing families.

Outside, the approximate 60ft rear garden provides plenty of room for outdoor dining, children's play and summer entertaining. To the front, an independent driveway offers off-street parking for numerous vehicles.

The property is conveniently positioned for local shops, everyday amenities and well-regarded schools, including The Appleton School and The King John School.

With its flexible layout, generous garden and excellent parking, this is a home that offers both immediate comfort and plenty of potential for its next owners.

Lounge
5.49m x 3.86m
18'0" x 12'8"

Kitchen/Diner
5.23m x 3.56m
17'2" x 11'8"

Playroom
4.95m x 3.07m
16'3" x 10'1"

Ground-Floor Bedroom Four
3.78m x 2.29m
12'5" x 7'6"

Bedroom One
3.40m x 3.18m
11'2" x 10'5"

Bedroom Two
3.45m x 2.54m
11'4" x 8'4"

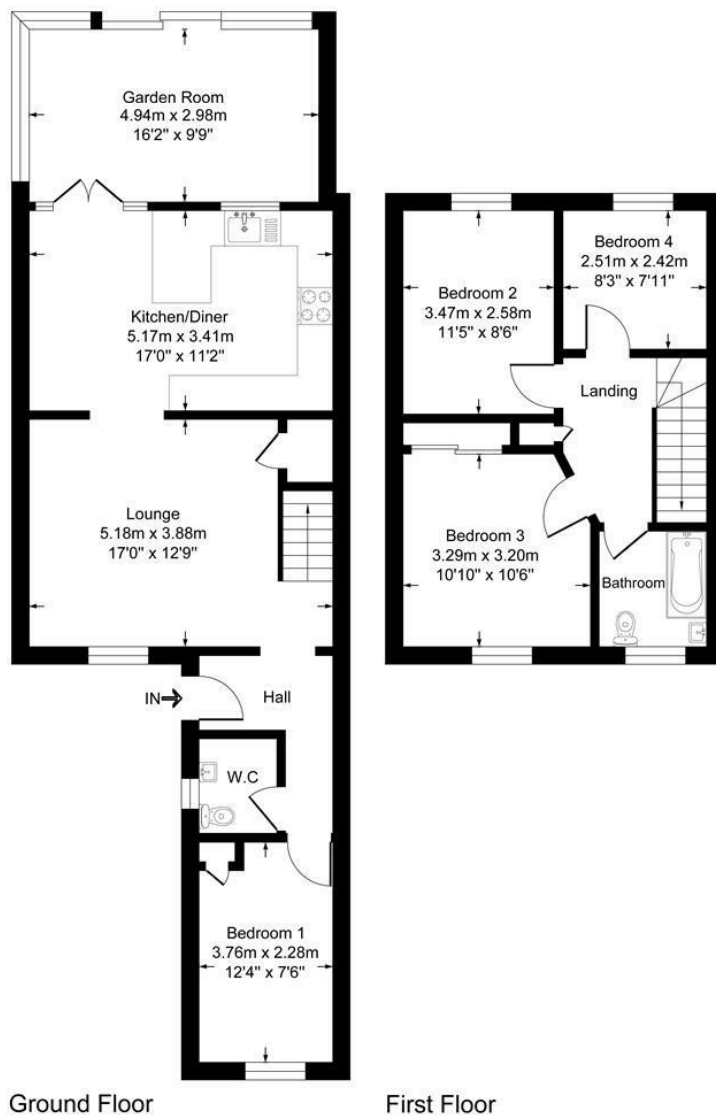
Bedroom Three
2.51m x 2.51m
8'3" x 8'3"

Bathroom
2.34m x 1.73m
7'8" x 5'8"

Rear Garden
Approximately 18m
Approximately 60ft

Overton Road

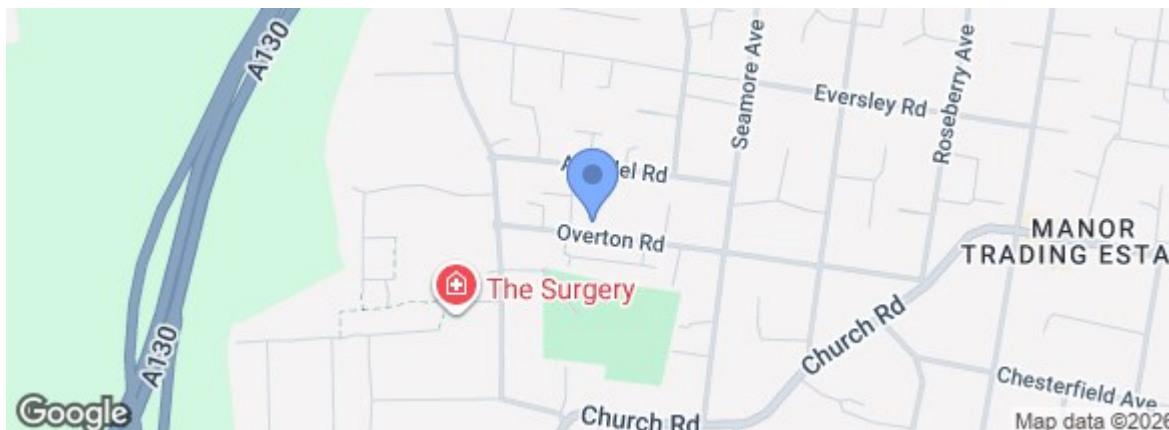
Approximate Gross Internal Floor Area = 108.7 sq m / 1170 sq ft



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		74	79
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			



rightmove.co.uk
The UK's number one property website

Zoopla.co.uk

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.