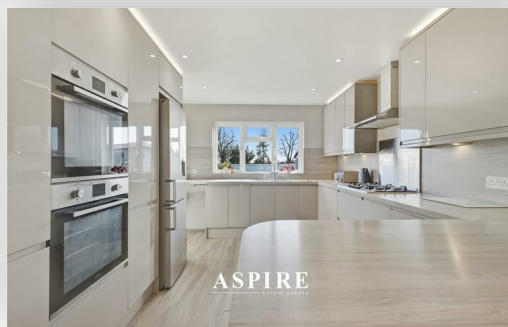
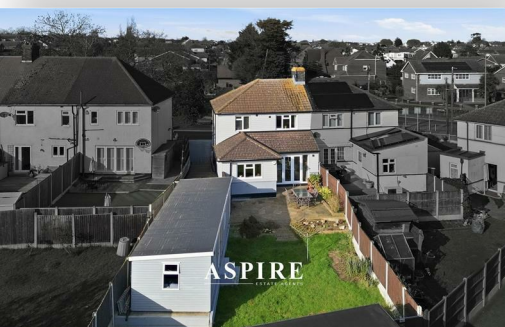


To arrange a viewing contact us  
today on 01268 777400



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## High Road, Benfleet Asking price £475,000

Aspire Estate Agents are delighted to present this spacious and beautifully presented four-bedroom semi-detached home, ideally situated along the sought-after High Road in Benfleet.

Offering flexible accommodation arranged over two floors, this attractive home is perfectly suited to modern family living, combining generous living space with stylish finishes and an impressive south-facing garden.

At the heart of the home is a sleek, contemporary kitchen, fitted with modern gloss units that create a clean, sophisticated look while providing ample storage and workspace. The bright and welcoming layout makes it an ideal space for both everyday living and entertaining.

The property offers versatile bedroom accommodation, with three well-proportioned bedrooms located on the first floor alongside a family bathroom, while the fourth bedroom is conveniently positioned on the ground floor, making it ideal for guests, multi-generational living, or a home office. A downstairs WC further enhances the practicality of the layout.

Externally, the home truly comes into its own with a generous 50ft south-facing rear garden, perfectly positioned to enjoy sunlight throughout the day. At the end of the garden sits a fantastic outbuilding currently styled as a bar, creating an ideal space for entertaining friends and family or relaxing during warmer months.

Located on High Road, Benfleet, the property benefits from excellent access to local shops, schools and transport links, including Benfleet mainline station with direct services into London Fenchurch Street, making it a great choice for commuters and families alike.

This is a fantastic opportunity to secure a versatile and stylish family home with standout entertaining space and a sunny south-facing garden. Early viewing is highly recommended.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

**Hallway**

10'4" x 4'9" (3.16 x 1.47)

**Lounge**

11'5" x 8'10" (3.48 x 2.70)

**WC****Dining Room**

11'5" x 10'3" (3.50 x 3.13)

**Living Room**

18'5" x 10'10" (5.63 x 3.31)

**Kitchen**

12'3" x 10'5" (3.74 x 3.19)

**Bedroom 1**

12'10" x 9'3" (3.92 x 2.83)

**Bedroom 2**

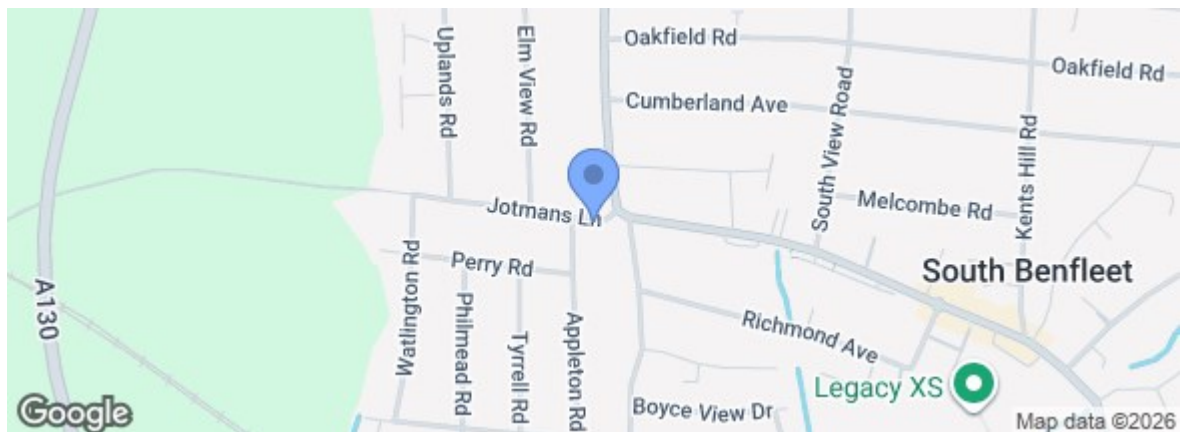
9'4" x 8'10" (2.86 x 2.71)

**Bedroom 3**

9'9" x 8'2" (2.98 x 2.50)

**Bathroom**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<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.