

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



Kents Hill Road, Benfleet Offers in excess of £400,000

Two-bedroom detached chalet, ideally positioned just moments from Benfleet High Road and schools with the added benefit of being offered to the market with no onward chain.

This fantastic home presents an excellent opportunity for a range of buyers, whether you're looking to downsize, take your first step onto the property ladder, or secure a well-located investment.

The property offers a well-balanced layout, with a bright and spacious lounge providing the perfect space to relax and unwind. The kitchen is practical and well-proportioned, offering ample storage and worktop space for everyday living.

Accommodation comprises two bedrooms, offering flexibility for family living, guests, or a home office setup, all served by a family bathroom.

Externally, the property benefits from a 85' rear garden and off street parking to the front.

Situated just a short distance from Benfleet High Road, you'll find a wide range of shops, cafes, and amenities right on your doorstep, as well as excellent transport links including Benfleet C2C station providing direct access into London.

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ENTRANCE HALL

LOUNGE

16'7" x 14'2 (5.05m x 4.32m)

DINING ROOM

13'4" x 11'11 (4.06m x 3.63m)

KITCHEN

10'10" x 7'9" (3.30m x 2.36m)

CONSERVATORY

8'11" x 7'7 (2.72m x 2.31m)

GROUND FLOOR CLOAKROOM

FIRST FLOOR LANDING

MASTER BEDROOM

13'9" x 10'5" (4.19m x 3.18m)

BEDROOM TWO

11'10" x 10'5 (3.61m x 3.18m)

BATHROOM

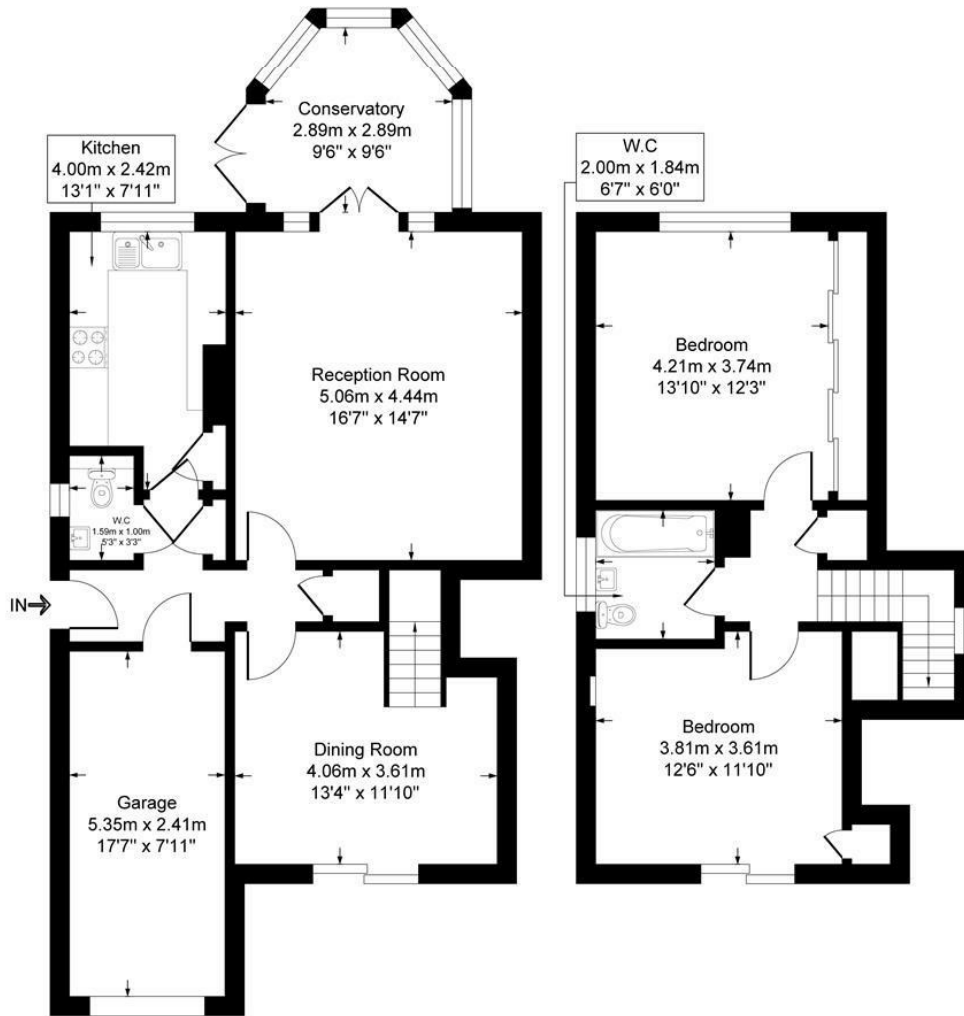
85' REAR GARDEN

DRIVEWAY

INTEGRAL GARAGE

136 Kent's Hill Road

Approximate Gross Internal Floor Area = 121.8 sq m / 1312 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		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.