

To arrange a viewing contact us
today on 01268 777400



Rushbottom Lane, Benfleet Guide price £385,000

- THREE DOUBLE BEDROOMS
- VAST LANDING WITH SPACE FOR OFFICE AREA
- MODERN BATHROOM WITH JACUZZI BATH
- DUEL SENIOR SCHOOL CATCHMENT BEING APPLETON AND KING JOHN
- GUIDE £385,000 TO £400,000
- SEMI DETACHED FAMILY HOME
- SPACIOUS LOUNGE/DINER
- AMPLE OFF STREET PARKING
- CLOSE TO LOCAL SHOPS

We are excited to present this immaculately maintained and spaciouly designed three double-bedroom semi-detached family home, ideally situated in a popular Benfleet location, in close proximity to Montgomerie Primary School—making it an ideal choice for families with young children.

The internal layout comprises a welcoming entrance hallway, a generously sized lounge-diner with a distinctive fireplace, and a well-proportioned kitchen. Upstairs you are greeted with an extremely spacious landing with dual aspect windows and space for an office desk, three double bedrooms and a modern family bathroom featuring a shower over the bath. The master bedroom stands out with its fitted wardrobes.

This well-presented home is maintained to a high standard and comes with additional benefits such as full UPVC double glazing, a recently installed combi boiler in 2023, and a spacious loft area with an integrated ladder.

Externally, a paved driveway at the front accommodates at least three cars, and double gates on the side provide access to the pleasant rear garden. An added advantage is the potential for a loft conversion into additional living space and extensions to the rear and side, subject to planning.

With convenient proximity to A127 & A13 transport links, we highly recommend arranging viewings to fully appreciate this property.

LOUNGE/DINER - 25'2" X 12'3" (7.6M X 3.7M)

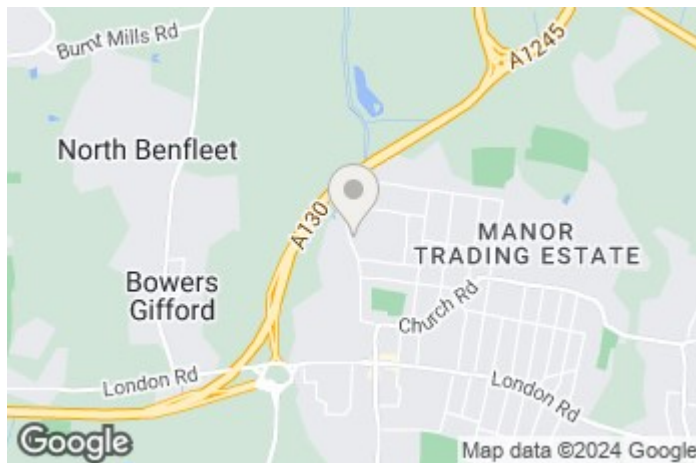
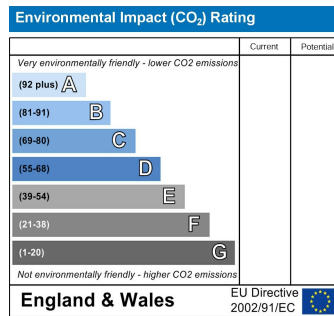
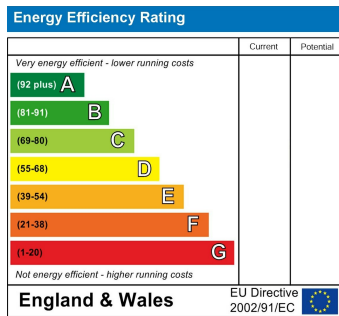
KITCHEN - 11'10" X 7'10" (3.6M X 2.4M)

BEDROOM ONE - 12'4" X 11'6" (3.7M X 3.5M)

BEDROOM TWO - 12'6" X 9'2" (3.8M X 2.8M)

BEDROOM THREE - 9'2" X 7'5" (2.8M X 2.2M)

BATHROOM - 7'3" X 5'7" (2.2M X 1.7M)



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.