

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



ASPIRE



Kents Hill Road, Benfleet £2,000

A Spacious FOUR/FIVE bedroom detached house to let. With a spacious kitchen/ diner and lounge. Benefiting with an en-suite to master bedroom, a downstairs shower room and family bathroom. This property boasts from having a garage and off street parking located close to local shops, public transport and schools with easy access to the A13.

HALLWAY

Entrance door leading into: Tiled flooring. Stairs leading up to first floor accommodation. Built in storage cupboards. Doors Leading to:

LOUNGE

22' x 13'11" (6.71m x 4.24m")

Double glazed window to front and a double glazed window to side. Laminate Flooring. inset ceiling spot lights. Radiator.

DOWNSTAIRS SHOWER ROOM

Obscure double glazed window to side. Separate shower cubicle with wall fitted shower. WC. Wash hand basin with a fitted cupboard unit below. Built in airing cupboard housing the water cylinder. Heated towel radiator. Fully tiled walls and tiled flooring.

BEDROOM FIVE/ RECEPTION ROOM

13'8" x 4'4" (4.17m" x 1.32m")

Double glazed window to side. Tiled flooring. Radiator.

KITCHEN/DINER

17'4" max x 25'5" max (5.28m" max x 7.75m" max)

Tow sets of double glazed patio doors leading out to rear. Tiled flooring. Radiator. Inset ceiling spot lights. Obscure double glazed window to side. A range of base and eye level units with a single drainer stainless steel sink inset to work surface. A fitted gas hob and electric oven. Plumbing for a washing machine.

LANDING

Double glazed window to side. Fitted carpet flooring. Doors leading to:

BEDROOM ONE

13'7" x 21'7 (4.14m" x 6.58m)

Double glazed window to rear. Fitted carpet flooring. Radiator. Sliding doors to:

EN-SUITE

Walk in shower cubicle with fitted shower. Wash hand basin. WC. Tiled flooring

BEDROOM TWO

11'9" x 6'6" (3.58m" x 1.98m")

Double glazed window to front. Fitted carpet. Built in eves storage cupboard. Radiator.

BEDROOM THREE

14'9" x 9'2" (4.50m" x 2.79m")

Double glazed window to front. Laminate flooring. Loft hatch for access.

BEDROOM FOUR

10'11 x 9'2" (3.33m x 2.79m")

Velux window. Built in shelf area below window. Built in eves storage cupboard. Fitted carpet flooring. Radiator.

FAMILY BATHROOM

Obscure double glazed window to side. Suite comprises of a P-shaped bath with mixer tap and shower attachment. WC. Pedestal Wash hand basin with mixer taps. Fully tiled walls and tiled flooring. Heated towel radiator.

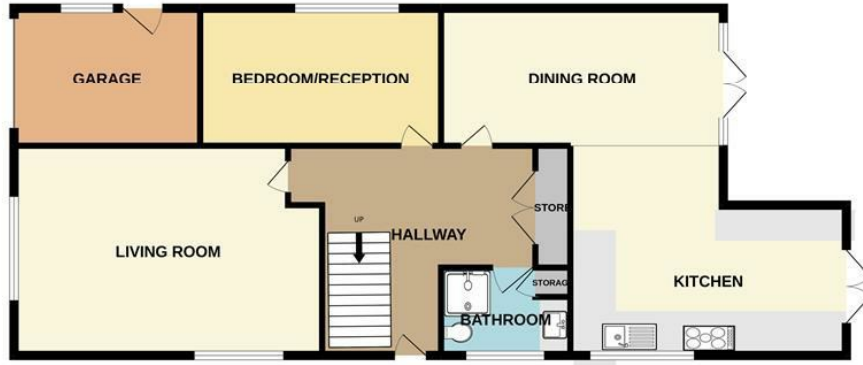
GARAGE

With and up and over door. Window to side and an independent door to side.

EXTERNAL

Off street parking to front with side access gate leading to rear garden with a patio area and a mainly laid to lawn garden

GROUND FLOOR

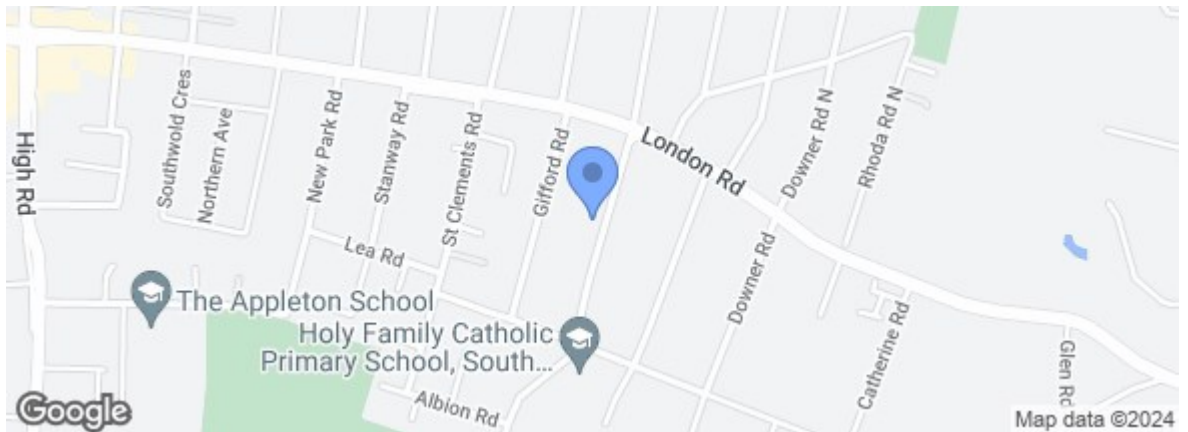


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		66	
(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	



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