

To arrange a viewing contact us  
today on 01268 777400



## Bartley Close, Benfleet Guide price £460,000

GUIDE PRICE £460,000 - £475,000. This four-bedroom detached family home, situated in a sought-after area close to local shops, restaurants, and schools, offers comfortable and versatile living space. The property features a lounge, dining room, and sitting room, along with a family bathroom. In addition, there is a large outbuilding with power and plumbing, suitable for a multitude of purposes, including a home office, gym. With excellent transport links to the M25, London, and Chelmsford, as well as off-road parking and a garage, we highly recommend an internal viewing to fully appreciate the features and potential of this home.

## Hallway

## Ground Floor

### Lounge

13'5" x 13'5" (4.10 x 4.10)

### Dining Room

18'4" x 9'7" (5.6 x 2.93 )

### Kitchen

18'4" x 8'1" (5.6 x 2.47 )

## Landing

### Bedroom 1

15'7" x 10'8" (4.76 x 3.26)

### Bedroom 2

14'2 x 7'10 (4.32m x 2.39m)

### Bedroom 3

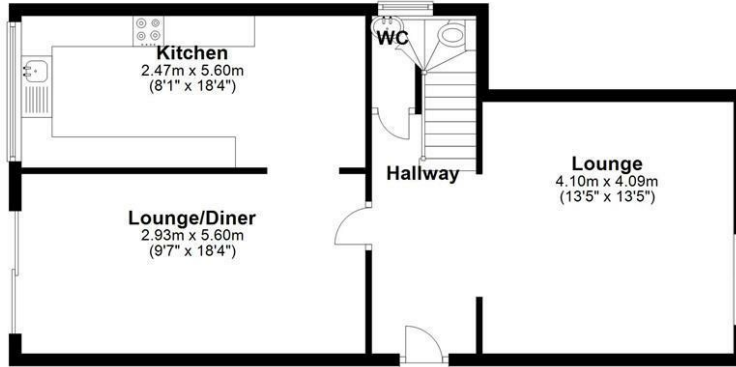
11' 7 x 6'7 (3.35m 2.13m x 2.01m)

### Bedroom 4

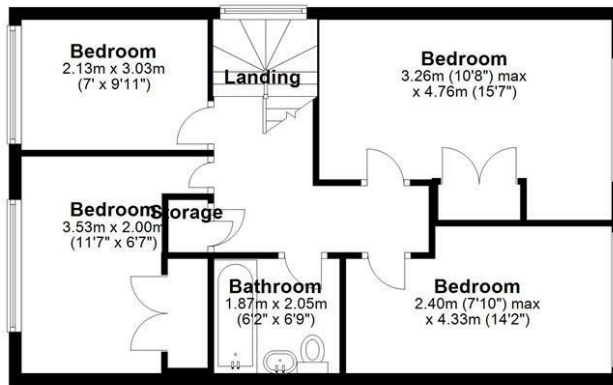
9'11 x 7 (3.02m x 2.13m )

## Garden

**Ground Floor**  
Approx. 58.5 sq. metres (629.2 sq. feet)



**First Floor**  
Approx. 55.3 sq. metres (594.9 sq. feet)



Total area: approx. 113.7 sq. metres (1224.0 sq. feet)  
**Bartley close, Benfleet**

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.