

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

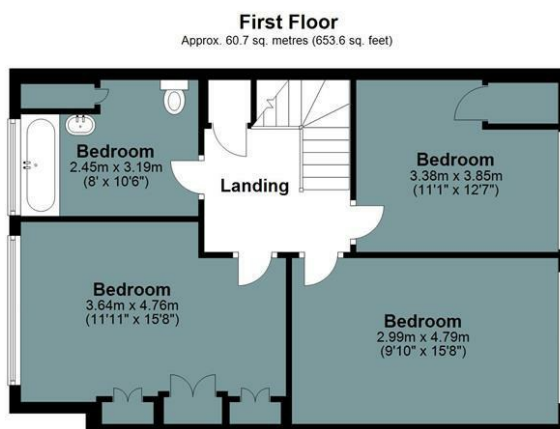


## **Romsey Road, Benfleet Guide price £475,000**

GUIDE PRICE £475,000 - £500,000 **\*\*CHECK OUT THE MARKETING VIDEO\*\*** - Aspire Estate Agents are proud to present this spacious 4-bedroom detached family home, offering versatile living accommodation. The property features two generous reception rooms, a good-sized kitchen, and ample space for a growing family. The upstairs boasts a family bathroom, while a convenient shower room downstairs services one of the ground-floor bedrooms. Ideal for those seeking flexible living arrangements in a well-maintained home.

The property benefits from a well-maintained garden, providing a private and peaceful outdoor space. The rear garden is generously sized, offering plenty of room for children to play, as well as space for outdoor dining and entertaining. It is mainly laid to lawn with mature shrubs and borders, creating a tranquil atmosphere. The front of the property has a good size driveway for a number of vehicles.

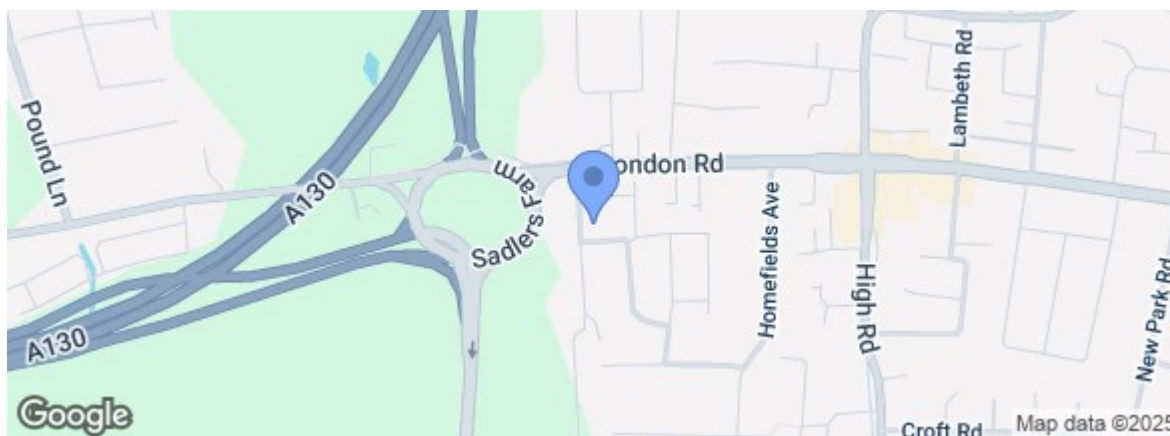




Total area: approx. 148.6 sq. metres (1599.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
Plan produced using PlanUp.

| 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                                         |  |         |           |



**rightmove.co.uk**  
The UK's number one property website

**Zoopla.co.uk**

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.