

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



## **Solby Wood View, Benfleet Asking price £900,000**

A stunning four bedroom detached family home finished to a high specification, featuring a spacious open-plan kitchen/diner with quartz worktops, integrated appliances, and a Quooker tap. The lounge and kitchen/diner benefit from underfloor heating, air conditioning, and bi-folding doors leading to a sunny south facing garden, while the entrance hall also features underfloor heating. All four bedrooms have en-suite bathrooms, with fitted wardrobes in the master and second bedrooms. Additional features include a separate utility room, downstairs cloakroom, large double garage with garden access, and off-street parking. Residents enjoy exclusive access to a secure private park. Located close to Valerie Wells Wood and just 0.9 miles from The Deanes Secondary School, this home offers a perfect combination of luxury, space, and family-friendly convenience.

Entrance Hall

Lounge

21'4" x 12'6" (6.5m x 3.8m)

Kitchen / Diner

21'4" x 17'1" (6.5m x 5.2m)

Utility Room

Double Garage

23'7" x 19'8" (7.2m x 6.0m)

First Floor Landing

Master Bedroom

24'7" x 17'9" (7.5m x 5.4m)

En Suite

Bedroom Two

11'10" x 9'10" (3.6m x 3.0m)

En suite

Bedroom Three

11'6" x 10'2" (3.5m x 3.1m)

En Suite

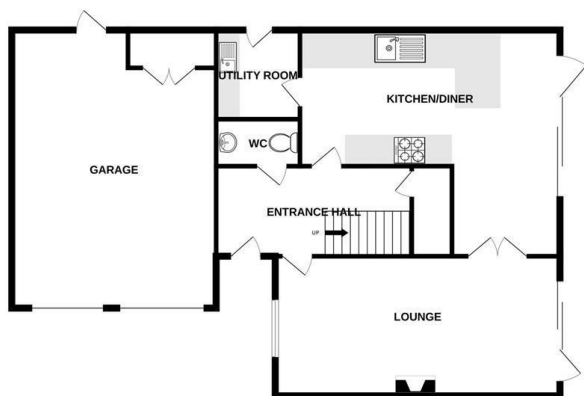
Bedroom Four

12'6" x 7'3" (3.8m x 2.2m)

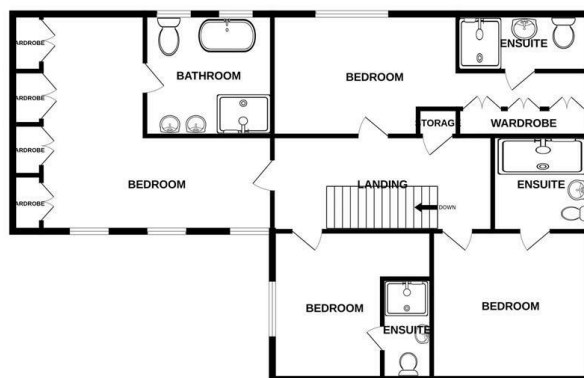
En Suite

Garden

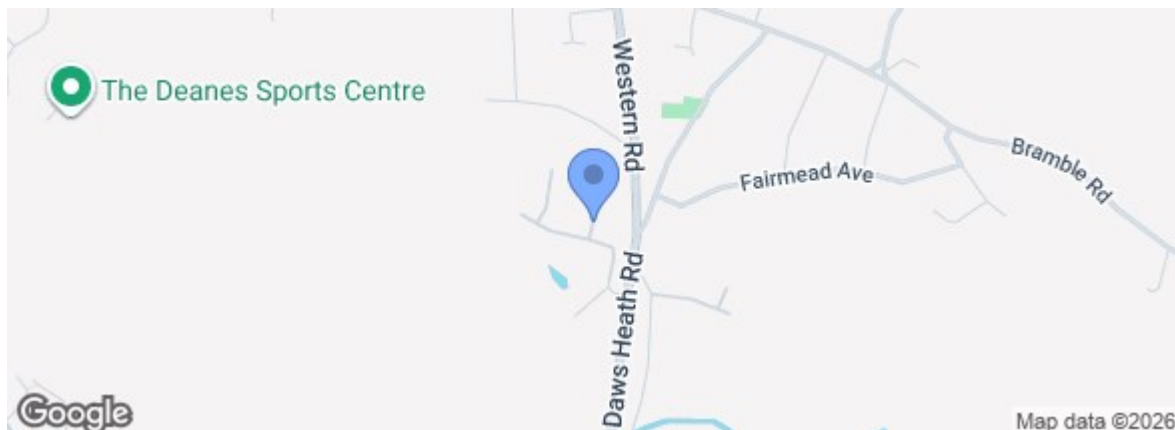
GROUND FLOOR



1ST 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   |  | 82      | 89        |
| 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   |  |         |           |



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