

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



## **Scrub Lane Mews, Benfleet Offers in excess of £475,000**

A well-maintained four-bedroom semi-detached family home, built in 2011 and presented in good condition throughout, located in a popular residential area of Benfleet.

The accommodation offers a welcoming entrance hall, a spacious living room, and a modern fitted kitchen, first floor includes four well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from a detached garage, off-street parking, and a south facing rear garden.

Property also benefits being close to local schools, amenities, and transport links.

**ENTRANCE HALL**

9'8" x 3'9" (2.97 x 1.15)

**FITTED KITCHEN**

10'8" x 9'8" (3.26 x 2.97)

**LOUNGE**

18'7" x 14'0" (5.68 x 4.29)

**CONSERVATORY**

10'10" x 9'5" (3.31 x 2.89)

**DOWNSTAIRS CLOAKROOM****LANDING****MASTER BEDROOM**

11'6" x 9'9" (3.52 x 2.98)

**BEDROOM TWO**

9'10" x 7'3" (3.02 x 2.23)

**BEDROOM THREE**

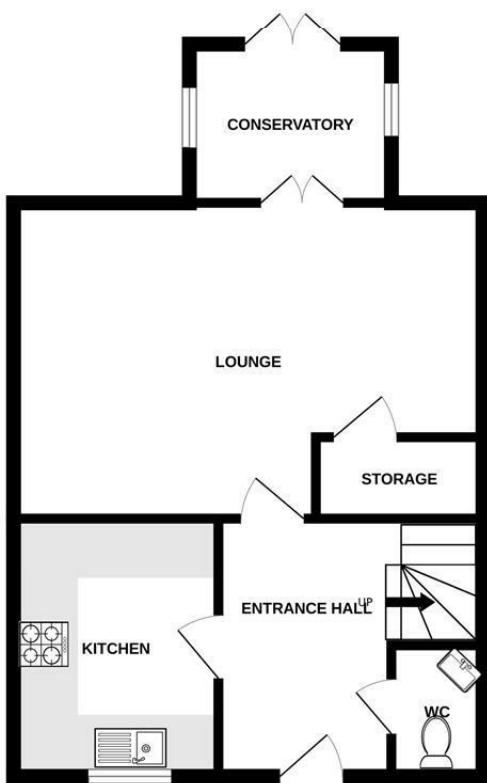
8'7" x 6'9" (2.64 x 2.07)

**BEDROOM FOUR**

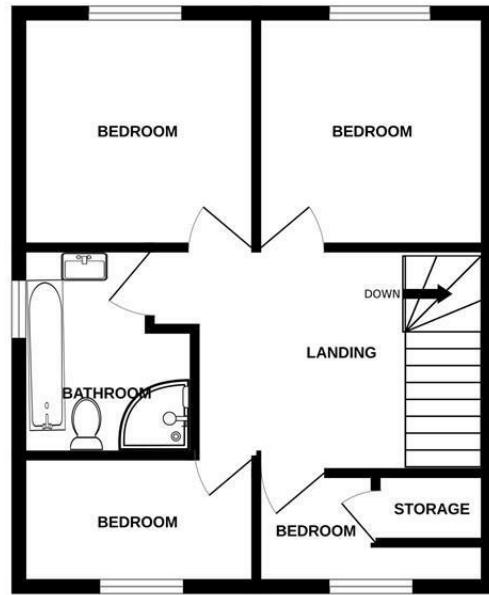
8'5" x 7'4" (2.57 x 2.24)

**BATHROOM****SOUTH FACING GARDEN****GARAGE****OFF STREET PARKING**

GROUND FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.

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	
(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



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