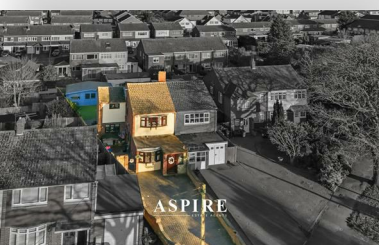


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Rushbottom Lane, Benfleet Guide price £475,000-£550,000

- SEMI DETACHED HOUSE
- 30FT ENTRANCE HALL
- 25FT STUNNING LOUNGE/DINER
- MODERN FAMILY BATHROOM
- 25FT BY 15FT OUTBUILDING/BAR/OFFICE
- UP TO 6 BEDROOMS
- 16FT MODERN KITCHEN
- GROUND FLOOR W/C
- LANDSCAED REAR GARDEN
- OFF STREET PARKING FOR MULTIPLE VEHICLES

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GUIDE PRICE 475,000 - 510,000

This exceptional family home offers an incredible amount of living space and versatility throughout.

At the heart of the home is a generous 16ft modern fitted kitchen, the stunning 25ft dual-aspect lounge/diner provides a bright and expansive living and entertaining space, flooded with natural light. A convenient ground floor W.C. adds practicality, while the contemporary family bathroom serves the upper floors and five bedrooms.

Externally, the low-maintenance landscaped rear garden features a patio seating area and a standout feature is the substantial 25ft x 15ft outbuilding, finished with smooth plastered ceilings, carpeted flooring and air conditioning. Currently used as a bar, this superb space offers endless possibilities — from home office or gym to games room or annex-style accommodation (subject to any necessary consents).

To the front, a spacious driveway provides off-street parking for multiple vehicles.

Situated in a highly sought-after location close to local amenities and well-regarded schools, this is a home that truly must be viewed to fully appreciate the space, flexibility and lifestyle it has to offer.

ENTRANCE HALL

30' x 6'8" (9.14m x 2.03m)

CLOAKROOM

LOUNGE

25'8 x 14'8 (7.82m x 4.47m)

KITCHEN

16' x 8'4 (4.88m x 2.54m)

STUDY/BEDROOM 5

8'1" x 8'3" (2.46m x 2.51m)

FIRST FLOOR LANDING

MASTER BEDROOM

12'6 plus wardrobes x 8' increasing to 9'9 (3.81m plus wardrobes x 2.44m increasing to 2.97m)

BEDROOM TWO

14' x 10' (4.27m x 3.05m)

BEDROOM THREE

11' x 8'5 (3.35m x 2.57m)

BEDROOM FOUR

11' x 6 (3.35m x 1.83m)

SECOND LANDING

LOFT ROOM

14'4 x 13'11 (4.37m x 4.24m)

BATHROOM

8'3 x 6'4 (2.51m x 1.93m)

GARDEN

50' (15.24m)

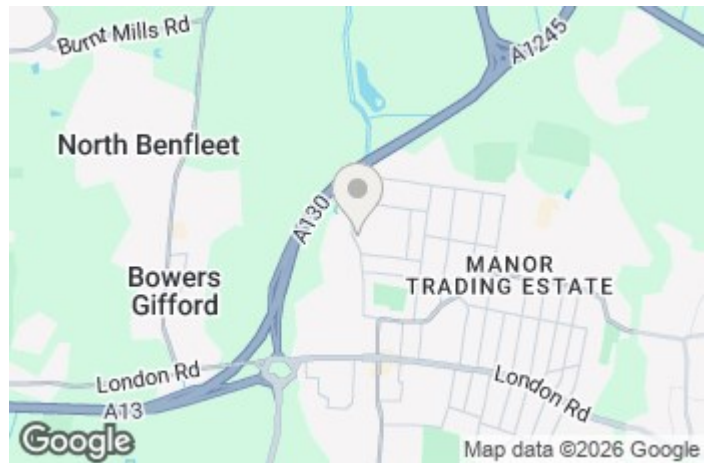
DRIVEWAY

OUTBUILDING

24'10" x 15'7" (7.57m x 4.74m) (7.57m x 4.75m
(2.13m.17.37mm x 1.22m.22.56mm))

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			
(21-36) 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			
(21-36) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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