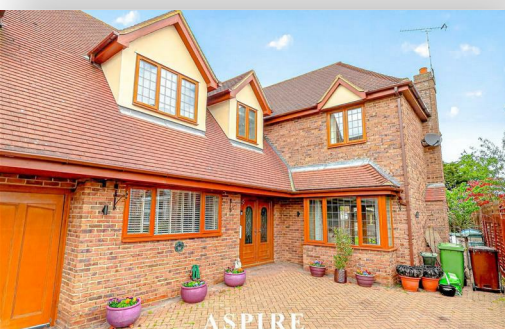
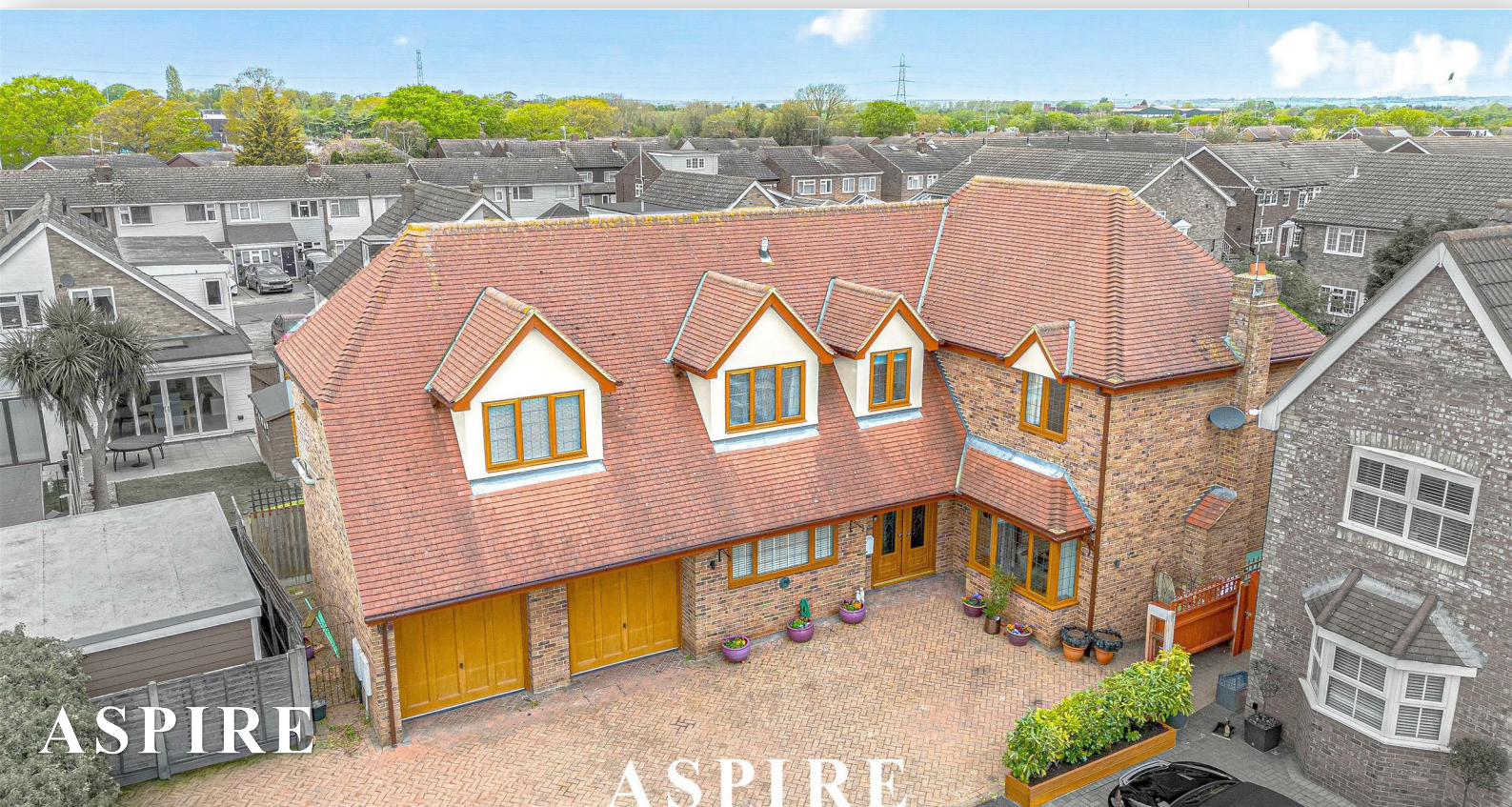


***To arrange a viewing contact us
today on 01268 777400***



Ashwood, Benfleet Offers in excess of £700,000

This executive style five-bedroom detached family home, ideally positioned within a quiet cul-de-sac in a highly sought-after location.

This impressive home is perfectly suited for family living, falling within the desirable dual catchment for both The Appleton School and The King John School, making it an excellent choice for growing families looking to secure strong schooling options.

Internally, the property offers generous and well-balanced accommodation throughout, with multiple reception areas providing flexible living space for both everyday family life and entertaining. The kitchen is well-appointed and designed with practicality in mind, complemented by ample storage and workspace.

Upstairs, five well-proportioned bedrooms provide comfortable accommodation, ideal for families or those needing additional space for home working. The property is further enhanced by family bathroom facilities and potential for en-suite arrangements depending on layout.

Externally, the home benefits from a private rear garden, perfect for relaxing or entertaining, while to the front there is off street parking and access to the garage.

Situated within easy walking distance of local schools, shops and parks, this home combines a peaceful setting with everyday convenience.

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ENTRANCE HALL

GROUND FLOOR BATHROOM

6'5" x 5'5 (1.96m x 1.65m)

KITCHEN

13' x 10'6 (3.96m x 3.20m)

UTILITY ROOM

8' x 5'1" (2.44m x 1.55m)

STUDY

8' x 7'9" (2.44m x 2.36m)

LOUNGE

18'8" x 17'9 (5.69m x 5.41m)

DINING ROOM

16'2" reducing to 11'6" x 11'10 (4.93m reducing to 3.51m x 3.61m)

CONSERVATORY

12'7" x 9'9 (3.84m x 2.97m)

FIRST FLOOR LANDING

MASTER BEDROOM

17' x 11'7 (5.18m x 3.53m)

DRESSING ROOM

8' x 5'5 (2.44m x 1.65m)

EN-SUITE

8'9" x 5'5 (2.67m x 1.65m)

BEDROOM TWO

11'4" x 10'8 (3.45m x 3.25m)

EN-SUITE

7'4" x 5 (2.24m x 1.52m)

BEDROOM THREE

16'8" x 15'1 (5.08m x 4.60m)

BEDROOM FOUR

14' x 8' 4 (4.27m x 2.44m 1.22m)

BEDROOM FIVE

11'4" x 8'4 (3.45m x 2.54m)

FAMILY BATHROOM

11'4" x 6' (3.45m x 1.83m)

REAR GARDEN

60' x 40 (18.29m x 12.19m)

DRIVEWAY

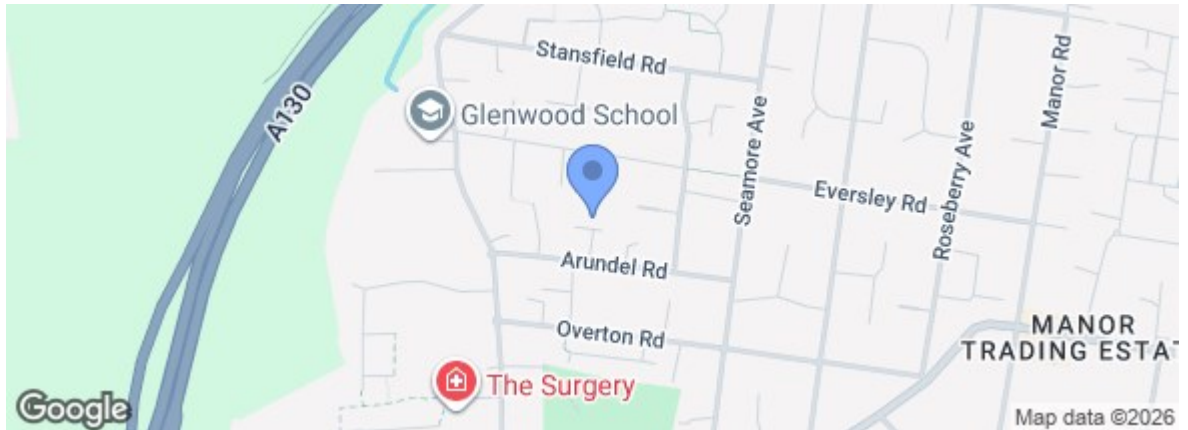
DOUBLE GARAGE

Ashwood

Approximate Gross Internal Floor Area = 231.8 sq m / 2495 sq ft
(Including Outbuilding)



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 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		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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