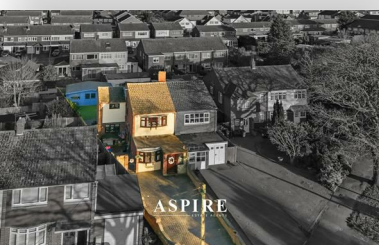


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**Rushbottom Lane, Benfleet Guide price £475,000-£550,000**

- 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)

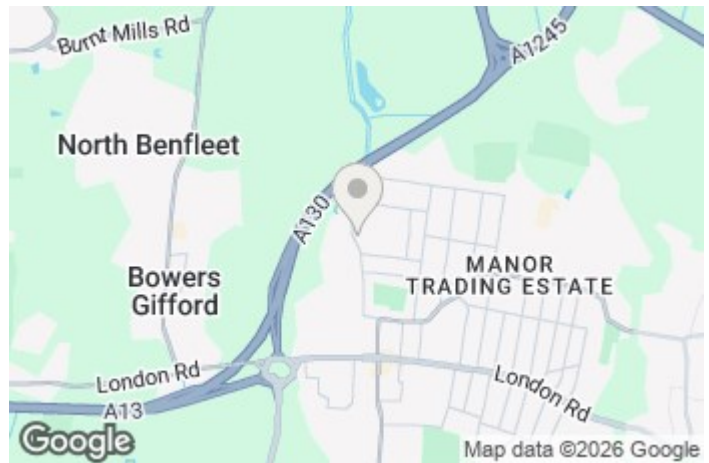
## DRIVEWAY

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



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.