

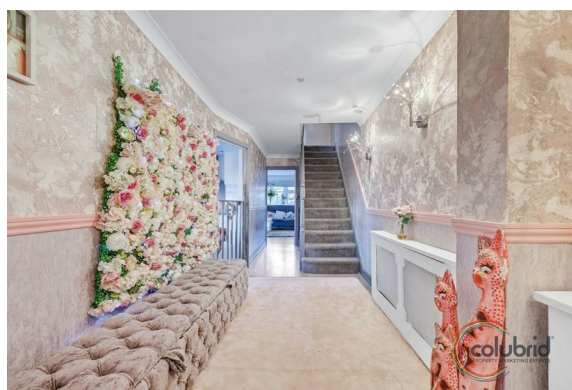
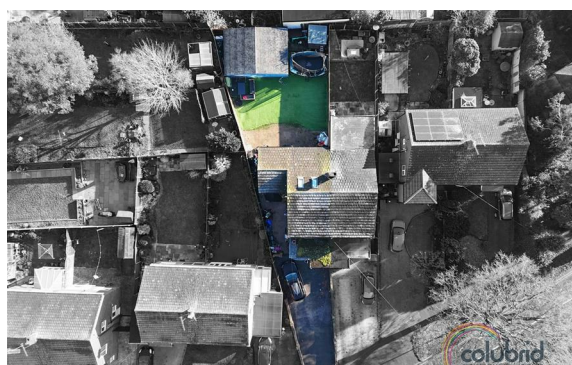


## Rushbottom Lane, Benfleet

Guide Price £500,000



- Substantial five-bedroom semi-detached family home offering generous and versatile accommodation arranged over multiple levels
- Spacious lounge/diner providing an excellent setting for family living and entertaining, filled with natural light
- Modern fitted kitchen with ample worktop and storage space, ideal for everyday use and hosting
- Ground floor bedroom offering flexible living options such as guest accommodation, home office or multi-generational living
- Convenient ground floor WC enhancing practicality for busy family households
- Four further well-proportioned first floor bedrooms served by a family bathroom
- Boarded loft room providing valuable additional space with potential for a variety of uses (subject to relevant permissions)
- Driveway providing off-street parking for multiple vehicles, a rare and highly sought-after feature
- Well-maintained rear garden featuring artificial grass for low-maintenance enjoyment and year-round use
- Summerhouse/games room with power and lighting, creating an ideal space for entertaining, hobbies or working from home



## GUIDE PRICE - £500,000 - £550,000

**A fantastic five-bedroom semi-detached family home offering exceptionally generous living space throughout, ideally located along the ever-popular Rushbottom Lane, Benfleet, Essex, and within close proximity to well-regarded local schools.**

This impressive property welcomes you with an entrance porch leading into an inviting hallway, setting the tone for the space and flow on offer. The heart of the home is the beautifully proportioned lounge/diner, providing the perfect setting for both everyday family life and entertaining. A modern fitted kitchen complements the ground floor accommodation, alongside a versatile ground floor bedroom and a convenient ground floor WC, ideal for guests or multi-generational living.

Upstairs, the first floor hosts four well-sized bedrooms and a family bathroom, while a boarded loft room offers excellent additional space, ideal for storage or future potential (subject to the usual consents).

Externally, the property continues to impress with driveway parking for multiple vehicles and a well-maintained rear garden, thoughtfully designed with artificial grass for low-maintenance enjoyment. To the rear sits a summerhouse/games room complete with power and lighting, creating a superb space for entertaining, working from home or relaxing year-round.

An ideal home for families seeking space, versatility and a convenient location close to schools and amenities. Early viewing is highly recommended.

### Area Guide – Benfleet, Essex

Rushbottom Lane is ideally positioned within the popular town of Benfleet, offering a family-friendly environment with excellent local amenities. The area is well served by highly regarded primary and secondary schools, making it a popular choice for growing families. Benfleet and Hadleigh town centres provide a range of shops, cafés and everyday conveniences, while Benfleet station offers direct rail links into London Fenchurch Street, ideal for commuters. For outdoor enthusiasts, the surrounding area benefits from Hadleigh Castle Country Park, coastal walks and open green spaces, all within easy reach. Excellent road links via the A13 and A127 further enhance connectivity, making Benfleet a convenient yet well-balanced place to call home.





## THE SMALL PRINT:

Local Authority Castle Point  
Council Tax Band: D

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

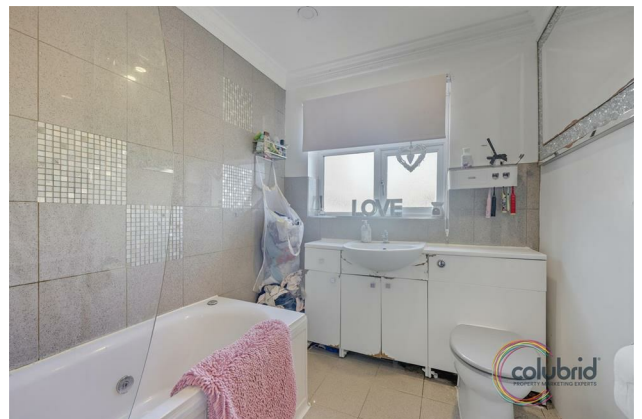
AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Ground Floor





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