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today on 01268 777400*



## **Bartley Close, Benfleet £475,000**

Situated in a sought-after cul-de-sac location, this beautifully presented four-bedroom detached home offers generous living space, a modern finish throughout, and a versatile converted garage.

The property welcomes you with a bright and inviting entrance hall leading to a spacious lounge, fitted modern kitchen, downstairs cloakroom and study/playroom.

Upstairs, the property boasts four well-proportioned bedrooms, alongside a modern family bathroom.

Externally, the home benefits from a private rear garden and a driveway providing off-street parking.

## **PORCH**

### **ENTRANCE HALL**

14' 10" x 5' 7" ( 4.27m 3.05m x 1.52m 2.13m)

### **KITCHEN**

9' 8" x 8' 3" (2.74m 2.44m x 2.44m 0.91m)

### **STUDY/PLAY ROOM**

12' 6" x 7' 8" (3.66m 1.83m x 2.13m 2.44m)

## **GROUND FLOOR CLOAKROOM**

### **LOUNGE**

18' 8" reducing to 9' 4" x 17' 1" (5.49m 2.44m reducing to 2.74m 1.22m x 5.18m 0.30m)

### **LANDING**

7' 5" x 5' 4" (2.13m 1.52m x 1.52m 1.22m)

### **BEDROOM ONE**

14' 7" x 9' 8" (4.27m 2.13m x 2.74m 2.44m)

### **BEDROOM TWO**

12' x 9' 5" (3.66m x 2.74m 1.52m )

### **BEDROOM THREE**

10' 3" x 8' 10" ( 3.05m 0.91m x 2.44m 3.05m)

### **BEDROOM FOUR**

8' 4" reducing to 6' 1" x 8' 7" ( 2.44m 1.22m reducing to 1.83m 0.30m x 2.44m 2.13m)

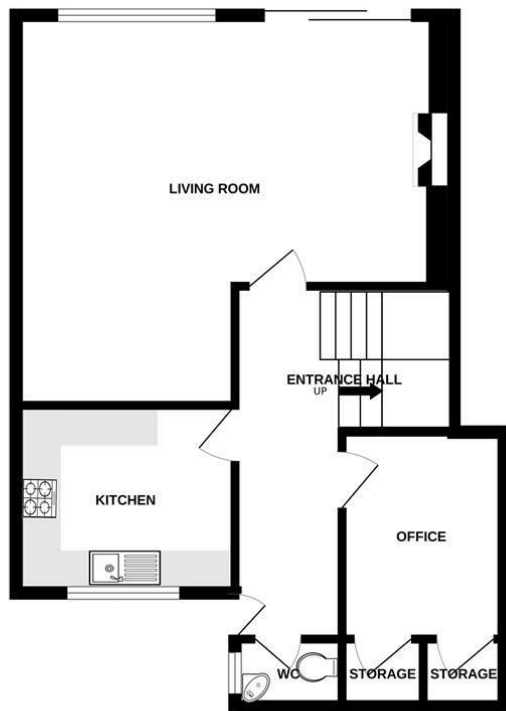
### **BATHROOM**

6' 10" x 5' 6" ( 1.83m 3.05m x 1.52m 1.83m)

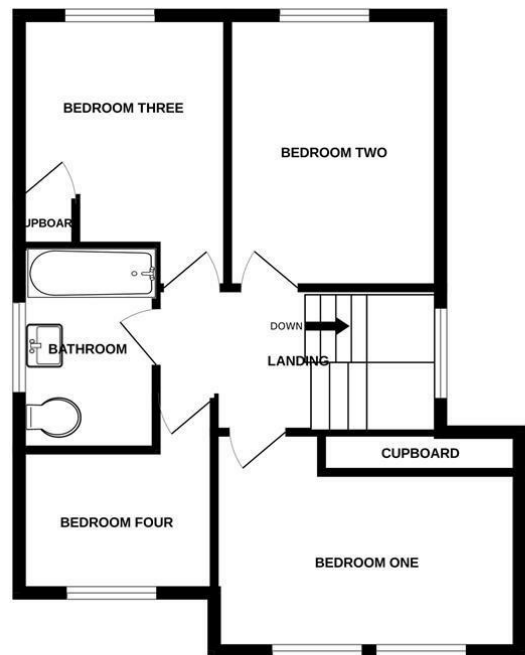
## **GARDEN**

## **DRIVEWAY**

GROUND FLOOR

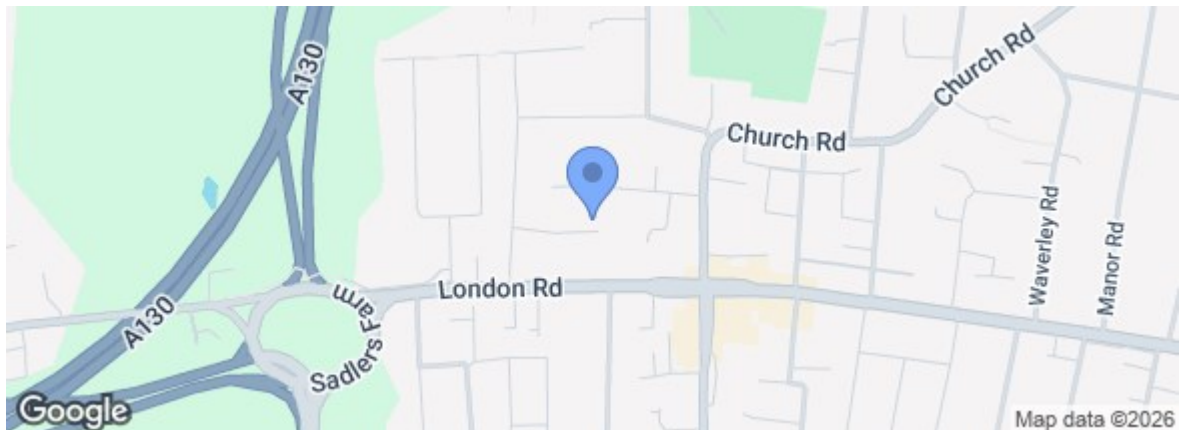


1ST FLOOR



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) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-10) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                     |         |           |
| <b>England &amp; Wales</b> 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) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-10) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |



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