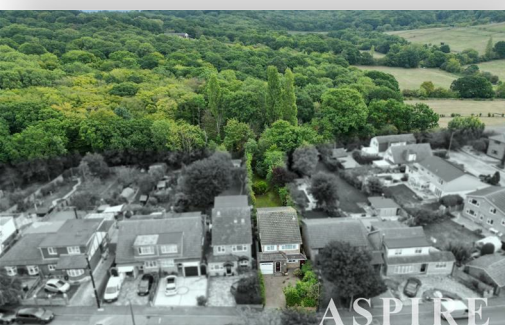


To arrange a viewing contact us  
today on 01268 777400



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## Mount Road, Benfleet Guide price £525,000

FOUR BEDROOM DETACHED HOUSE/NO ONWARD CHAIN!! Aspire Estate Agents are delighted to bring to the market this spacious four bedroom detached home situated in a fantastic location in South Benfleet. The property boasts excellent living space and potential. Benefits include, HUGE rear garden backing onto woodland, off street parking, garage, four large bedrooms, balcony, downstairs WC and much more. Please call us ASAP to book your internal viewing... GUIDE PRICE £525,000 - £535,000

### **Porch**

5'6 x 4'9 (1.68m x 1.45m)

Smooth plastered walls and ceilings, UPVC glazed door, fully carpeted, standard light fittings

UPVC glazed door leading out onto balcony area overlooking rear garden.

### **Hallway**

18'7 x 4 (5.66m x 1.22m)

Smooth plastered walls and ceilings, fully carpeted, standard light fittings

### **Kitchen**

12'8 x 8'8 (3.86m x 2.64m)

Range of eye level base units, smooth plastered walls and ceilings, standard light fittings, tile effect flooring, UPVC glazed window to front aspect, UPVC glazed door to side aspect.

### **WC**

4'8 x 2'6 (1.42m x 0.76m)

Smooth plastered walls and ceilings, vinyl effect flooring, UPVC obscured glass window, toilet and wash basin, standard light fittings

### **Lounge**

31'04 x 18'02 (9.55m x 5.54m)

Smooth plastered walls and ceilings, fully carpeted throughout, standard light fittings, UPVC glazed door leading to garden, large UPVC double glazed window overlooking garden

### **Landing**

Fully carpeted, smooth plastered walls and ceilings, staircase fully carpeted, standard light fittings.

### **Bedroom**

12'06 x 8'2 (3.81m x 2.49m)

Smooth plastered walls and ceilings, fully carpeted, standard light fittings, UPVC double glazed window

### **Bedroom**

12'05 x 9'7 (3.78m x 2.92m)

Smooth plastered walls and ceilings, fully carpeted, standard light fittings, UPVC double glazed window

### **en-suite**

5'7 x 3'7 (1.70m x 1.09m)

Smooth plastered walls and ceilings, spotlight insets, shower cubical and wash basin.

### **Bedroom**

13'3 x 9'11 (4.04m x 3.02m)

Smooth plastered walls and ceilings, fully carpeted, standard light fittings, UPVC double glazed window overlooking rear garden

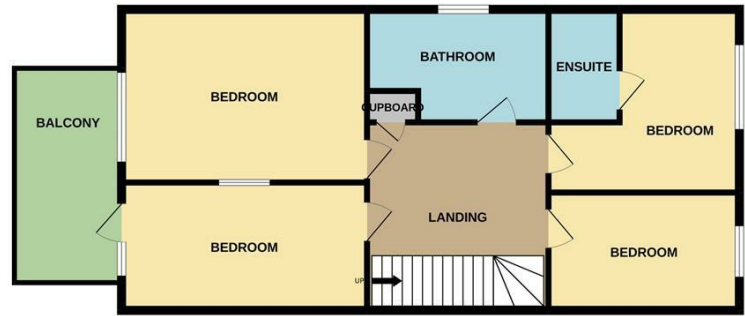
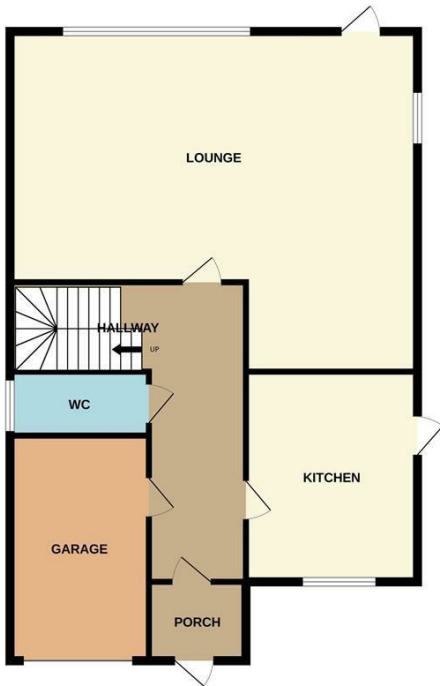
### **Bedroom**

13'2 x 7'10 (4.01m x 2.39m)

Smooth plastered walls and ceilings, fully carpeted, standard light fittings, UPVC double glazed window and

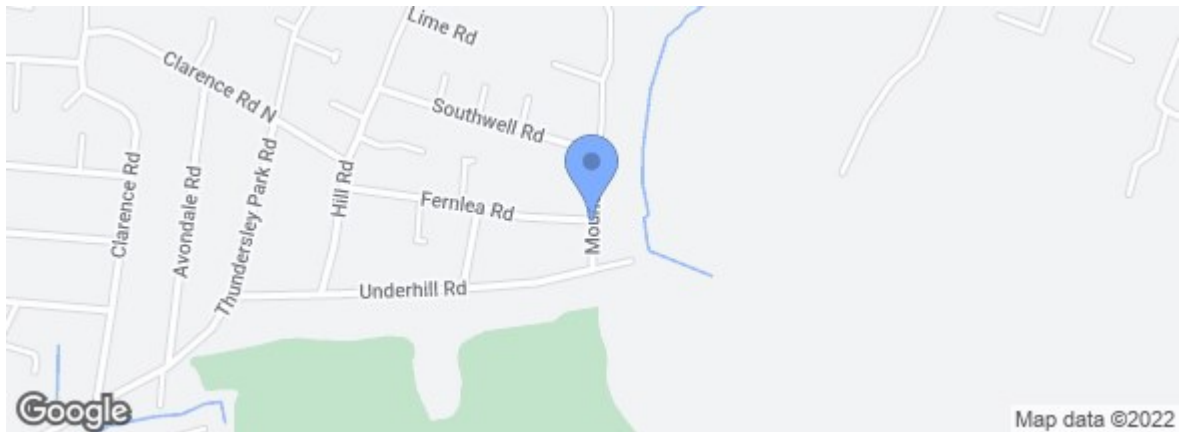
GROUND FLOOR

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)	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 <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		
(21-38)	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.