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today on 01268 777400**



## Westwater, Benfleet Offers in excess of £600,000

A spacious four-bedroom detached family home, ideally located for local schools and offering bright, well-proportioned accommodation throughout.

The ground floor features a welcoming entrance hall, a convenient downstairs cloakroom and a bright, good-sized lounge, providing a comfortable space for both relaxing and entertaining.

The modern kitchen/diner is a fantastic space for family life, combining a contemporary kitchen with a generous dining area. The property also benefits from a useful study area, ideal for working from home, studying or as a quiet space for children to complete homework.

Upstairs, there are four well-proportioned bedrooms, with the main bedroom benefiting from its own en-suite shower room. The first floor also enjoys lovely views to the rear, adding to the appeal of the home.

Outside, the property offers everything you would expect from a modern detached family home, with a location that is particularly well suited to families, being conveniently positioned for local schools and everyday amenities.

A wonderful family home offering generous living space, modern accommodation and a highly convenient location.

## **Entrance Hall**

## **Cloakroom**

## **Lounge**

19'9 x 13'8 (6.02m x 4.17m)

## **Kitchen/Diner**

21'3 x 9'5 (6.48m x 2.87m)

## **Utility Area**

7'4 x 3'9 (2.24m x 1.14m)

## **Study Area**

7'3 x 5'7 (2.21m x 1.70m)

## **First Floor Landing**

## **Bedroom One**

17'1 x 9'8 (5.21m x 2.95m)

## **En-Suite**

## **Bedroom Two**

10'8 x 9'8 (3.25m x 2.95m)

## **Bedroom Three**

11'1 x 10'11 (3.38m x 3.33m)

## **Bedroom Four**

9'11 x 7'9 (3.02m x 2.36m)

## **Family Bathroom**

## **External**

## **Rear Garden**

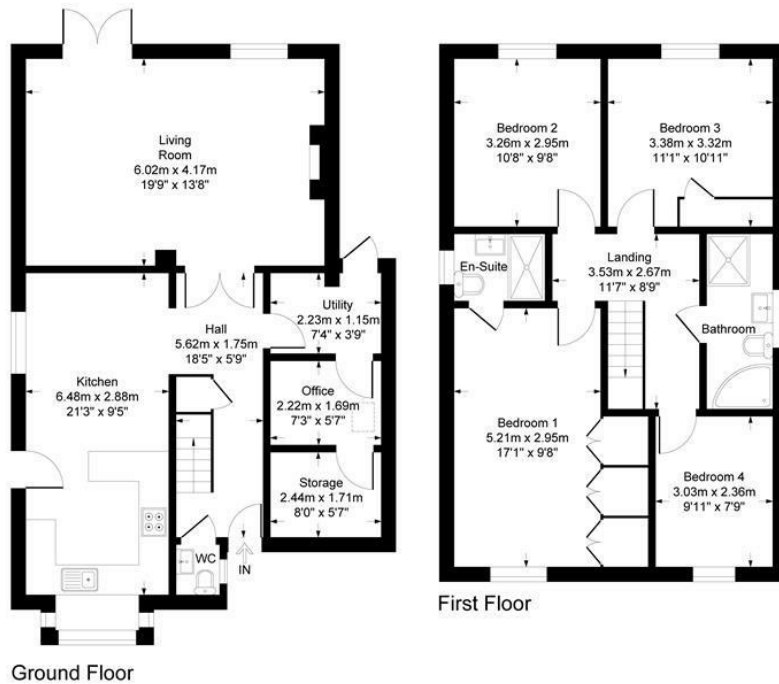
## **Off Street Parking**

## **Bike Storage**

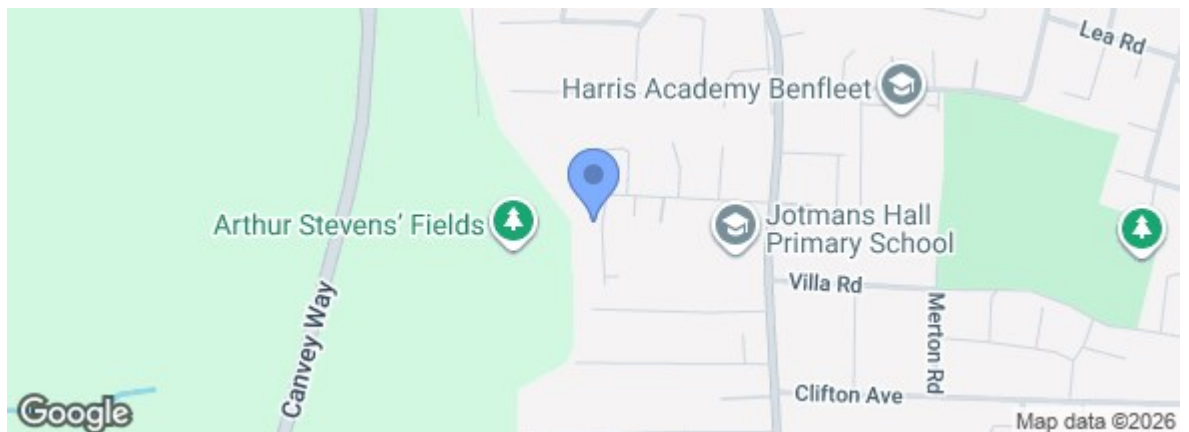
8'0 x 5'7 (2.44m x 1.70m)

# 4 West Water

Approximate Gross Internal Floor Area = 135.5 sq m / 1459 sq ft



| 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.