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today on 01268 777400



## Scrub Lane Mews, Benfleet Guide price £450,000

**\*\*GUIDE PRICE 450,000 - 475,000\*\***

A well-maintained four-bedroom semi-detached family home, built in 2011 and presented in good condition throughout, located in a popular residential area of Benfleet.

The accommodation offers a welcoming entrance hall, a spacious living room, and a modern fitted kitchen, first floor includes four well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from a detached garage, off-street parking, and a south facing rear garden.

Property also benefits being close to local schools, amenities, and transport links.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

**ENTRANCE HALL**

9'8" x 3'9" (2.97 x 1.15)

**FITTED KITCHEN**

10'8" x 9'8" (3.26 x 2.97)

**LOUNGE**

18'7" x 14'0" (5.68 x 4.29)

**CONSERVATORY**

10'10" x 9'5" (3.31 x 2.89)

**DOWNSTAIRS CLOAKROOM****LANDING****MASTER BEDROOM WITH FITTED WARDROBES**

11'6" x 9'9" (3.52 x 2.98)

**BEDROOM TWO**

9'10" x 7'3" (3.02 x 2.23)

**BEDROOM THREE**

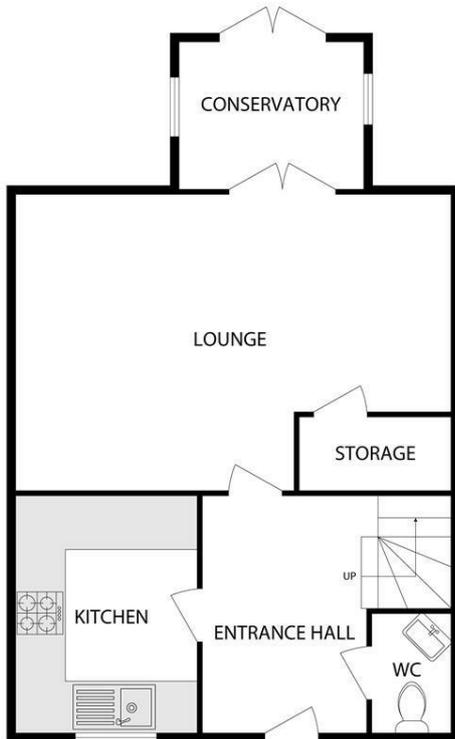
8'7" x 6'9" (2.64 x 2.07)

**BEDROOM FOUR**

8'5" x 7'4" (2.57 x 2.24)

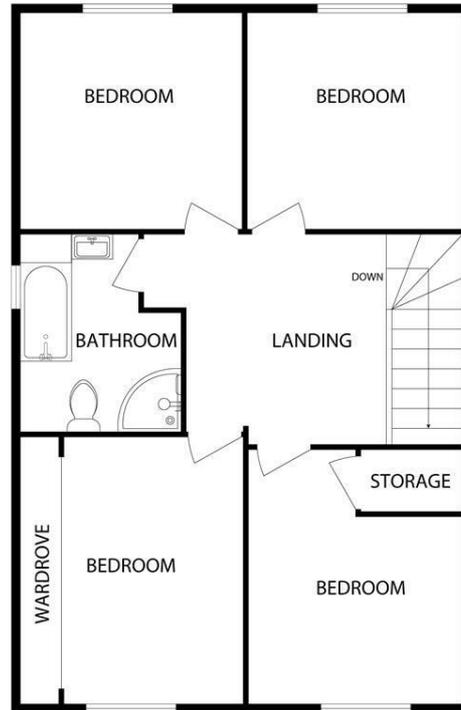
**BATHROOM****SOUTH FACING GARDEN****GARAGE****OFF STREET PARKING**

GROND FLOOR  
473 sq . ft . ( 44.0 sq . m ) approx



GROND FLOOR

1ST FLOOR  
473 sq . ft . ( 39.3 sq . m ) approx

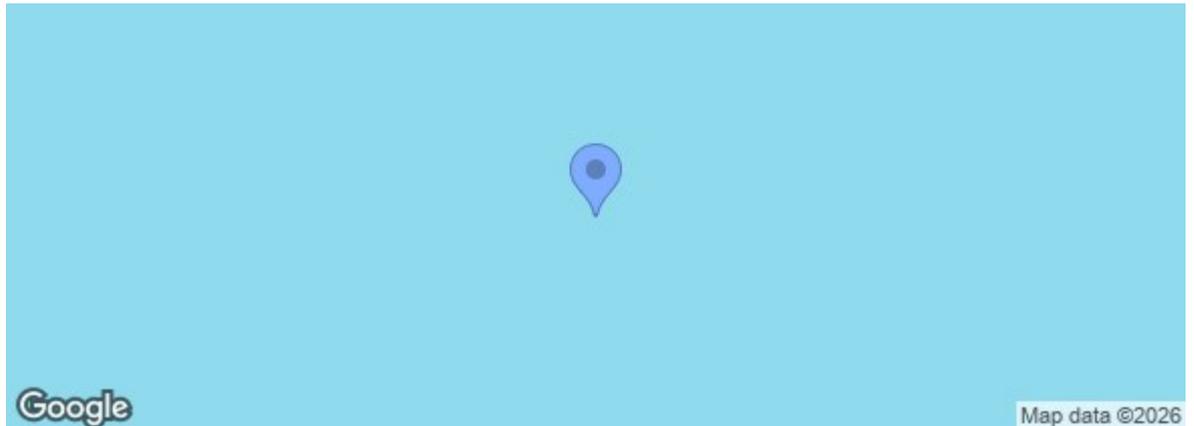


1ST FLOOR

TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.

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.