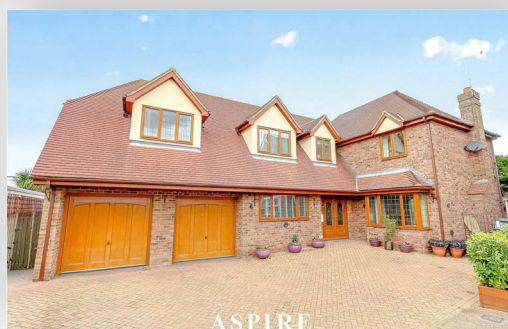
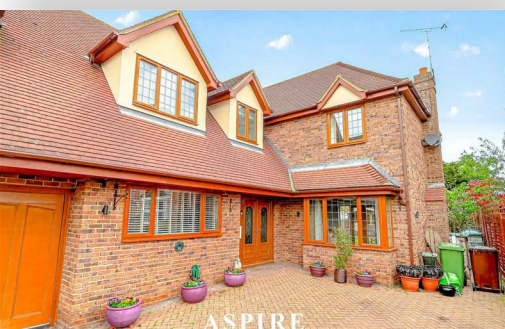


**To arrange a viewing contact us  
today on 01268 777400**



## **Ashwood, Benfleet Offers in excess of £700,000**

This executive style five-bedroom detached family home, ideally positioned within a quiet cul-de-sac in a highly sought-after location.

This impressive home is perfectly suited for family living, falling within the desirable dual catchment for both The Appleton School and The King John School, making it an excellent choice for growing families looking to secure strong schooling options.

Internally, the property offers generous and well-balanced accommodation throughout, with multiple reception areas providing flexible living space for both everyday family life and entertaining. The kitchen is well-appointed and designed with practicality in mind, complemented by ample storage and workspace.

Upstairs, five well-proportioned bedrooms provide comfortable accommodation, ideal for families or those needing additional space for home working. The property is further enhanced by family bathroom facilities and potential for en-suite arrangements depending on layout.

Externally, the home benefits from a private rear garden, perfect for relaxing or entertaining, while to the front there is off street parking and access to the garage.

Situated within easy walking distance of local schools, shops and parks, this home combines a peaceful setting with everyday convenience.

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

## **ENTRANCE HALL**

## **GROUND FLOOR BATHROOM**

6'5" x 5'5 (1.96m x 1.65m)

## **KITCHEN**

13' x 10'6 (3.96m x 3.20m)

## **UTILITY ROOM**

8' x 5'1" (2.44m x 1.55m)

## **STUDY**

8' x 7'9" (2.44m x 2.36m)

## **LOUNGE**

18'8" x 17'9 (5.69m x 5.41m)

## **DINING ROOM**

16'2" reducing to 11'6" x 11'10 (4.93m reducing to 3.51m x 3.61m)

## **CONSERVATORY**

12'7" x 9'9 (3.84m x 2.97m)

## **FIRST FLOOR LANDING**

## **MASTER BEDROOM**

17' x 11'7 (5.18m x 3.53m)

## **DRESSING ROOM**

8' x 5'5 (2.44m x 1.65m)

## **EN-SUITE**

8'9" x 5'5 (2.67m x 1.65m)

## **BEDROOM TWO**

11'4" x 10'8 (3.45m x 3.25m)

## **EN-SUITE**

7'4" x 5 (2.24m x 1.52m)

## **BEDROOM THREE**

16'8" x 15'1 (5.08m x 4.60m)

## **BEDROOM FOUR**

14' x 8' 4 (4.27m x 2.44m 1.22m)

## **BEDROOM FIVE**

11'4" x 8'4 (3.45m x 2.54m)

## **FAMILY BATHROOM**

11'4" x 6' (3.45m x 1.83m)

## **REAR GARDEN**

60' x 40 (18.29m x 12.19m)

## **DRIVEWAY**

## **DOUBLE GARAGE**

## Ashwood

Approximate Gross Internal Floor Area = 231.8 sq m / 2495 sq ft  
(Including Outbuilding)



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.