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## Hollywood Mews, Benfleet Guide price £800,000

Nestled within an exclusive gated development of just four houses, this exceptional four-bedroom detached home offers stylish living and year-round entertaining potential. Finished to an impeccable standard, the ground floor boasts underfloor heating throughout and features a spacious open-plan kitchen and family area complete with integrated appliances and sleek bi-folding doors that open out to the rear garden. Additional highlights include a separate utility room, a welcoming lounge, and a convenient downstairs shower room.

Upstairs, you'll find four generously sized double bedrooms, with the primary and second bedrooms enjoying their own en-suite bathrooms. A contemporary family bathroom serves the remaining rooms, all finished with high-end fittings.

Outside, the property provides off-street parking and garage access, plus gated side access to a beautifully landscaped garden. This tranquil outdoor space includes a tiled patio ideal for summer gatherings, and a versatile garden room currently set up as a home office.

Set in a highly sought-after residential area, this home is close to excellent local amenities, outstanding transport links, and falls within a desirable school catchment. Nearby parks, recreational spaces, shops, and restaurants make it perfect for family life and modern convenience.

£800,000 - £850,000

Lounge: 17'9 x 10'10  
Kitchen/Diner: 23'11 x 14'2  
Shower Room: 10'10 x 6'2  
Bedroom One: 14'3 x 10'7  
Ensuite One: 10'7 x 2'9  
Bedroom Two: 13'3 x 10'9  
Ensuite Two: 10'9 x 2'10  
Bedroom Three: 13'4 x 10'1  
Bedroom Four: 13'0 x 9'6  
Bathroom: 10'9 x 7'10



### Outbuilding

Approx. 11.6 sq. metres (125.1 sq. feet)



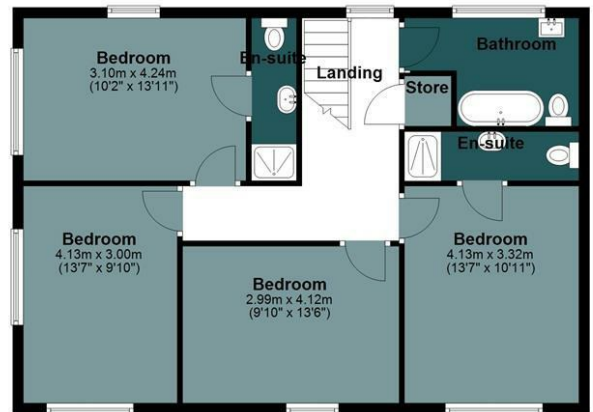
### Ground Floor

Approx. 77.4 sq. metres (833.4 sq. feet)



### First Floor

Approx. 77.7 sq. metres (836.6 sq. feet)



Total area: approx. 166.8 sq. metres (1795.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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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>		
(1-20) <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>		
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EU Directive 2002/91/EC		



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