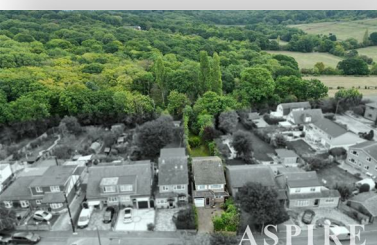


To arrange a viewing contact us  
today on 01268 777400



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

- NO ONWARD CHAIN
- HUGE REAR GADEN
- OFF STREET PARKING
- BALCONY
- FOUR BEDROOM DETACHED
- BACKING ONTO WOODLAND
- GARAGE
- VIEWING ADVISED

**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 - £550,000**

### Porch

5'6 x 4'9 (1.68m x 1.45m)  
Smooth plastered walls and ceilings, UPVC glazed door, fully carpeted, standard light fittings

### 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

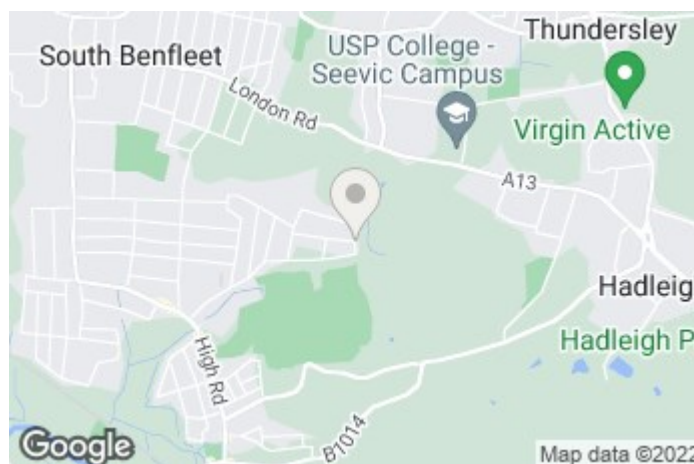
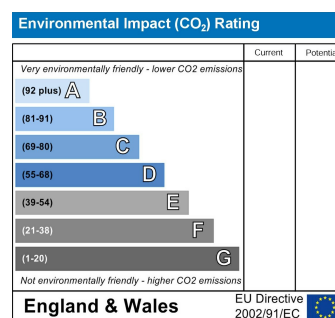
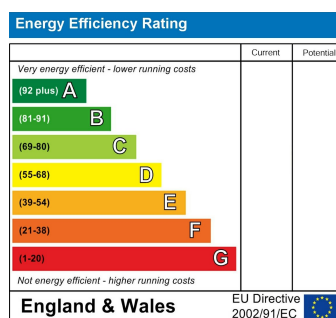
5'7 x 3'7 (1.70m x 1.09m)  
Smooth plastered walls and ceilings, spotlight insets, shower cubical and wash basin.

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



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.