



home.

£450,000

Mornington Crescent, Leigh/Benfleet

34 Mornington Crescent, Benfleet, Essex, SS7 2HP



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Home Estate Agents are delighted to present this impressive extended semi-detached house located in the desirable area of Mornington Crescent, Benfleet. This spacious property boasts four well-proportioned bedrooms, including one with an en-suite bathroom, making it ideal for families or those seeking extra space.

The ground floor features a generous lounge, perfect for relaxation and entertaining, alongside a dining room that flows seamlessly into a bright conservatory, providing an inviting space to enjoy the garden views. Additionally, a convenient utility room and a downstairs w/c enhance the practicality of this home.

The first floor is complemented by a four-piece family bathroom, ensuring ample facilities for all residents. Outside, the property benefits from off-street parking for two vehicles, a valuable asset in this sought-after location. The south-facing garden offers a delightful outdoor space, perfect for enjoying sunny days and hosting gatherings.

Situated on the borders of Leigh and Benfleet, this home enjoys an excellent location, with easy access to local amenities, the vibrant Leigh Broadway, and the beautiful Belfairs Woods. This property is not just a house; it is a wonderful family home in a community that offers both convenience and charm. We invite you to view this exceptional property and discover all it has to offer.



Accommodation Comprises

Via UPVC entrance door with canopy over and external lighting into:

Entrance Hall

Wood effect laminate flooring, coved cornice, two ceiling lights, storage cupboard housing meters and further stairs accommodation, radiator. Doors to:

Downstairs WC

Wood effect laminate flooring, double glazed obscure window to side aspect, coved cornice, ceiling light, WC, wash hand basin, radiator.

Lounge

13'10 x 12'7

Wood effect laminate flooring, double glazed window to front aspect, coved cornice, ceiling light, radiator. Door to:

Dining Room

9'3 x 8'11

Wood effect laminate flooring, coved cornice, ceiling light, radiator. Door to:

Utility Room

8'10 x 4'10

Wood effect laminate flooring, part tiled walls, double glazed window to rear aspect, coved cornice, ceiling light, double glazed patio door with obscure glass leading to garden, space for washing machine and tumble dryer, sink with drainer, range of base units with granite effect rolled edge worksurfaces and matching eye level wall mounted units, radiator.

Conservatory

8'7 x 8'5

Wood effect laminate flooring, double glazed windows to side and rear aspects, double glazed patio door to the garden, wall lighting and radiator.





Kitchen

12'7 x 6'5

Wood effect laminate flooring, double glazed window to rear aspect, coved cornice, two ceiling lights, range of base units with rolled edge worksurfaces and matching eye level wall mounted units, space for fridge freezer, sink with drainer, integrated oven with four ring induction hob above and extractor.

First Floor Landing

Wood effect laminate flooring, double glazed window to side aspect, coved cornice, two ceiling lights, access to insulated loft. Doors to:

Bedroom One

11'2 x 10'6

Wood effect laminate flooring, double glazed windows to front aspect, coved cornice, ceiling light, two storage cupboards, radiator. Door to:

En-Suite

Slate effect laminate flooring, tiled walls, coved cornice, spotlighting, shower cubicle, wash hand basin, WC, heated towel rail.

Bedroom Two

11'11 x 6'2

Wood effect laminate flooring, double glazed window to rear aspect, coved cornice, ceiling light, radiator.

Bedroom Three

10'11 x 6'6

Wood effect laminate flooring, double glazed window to rear aspect, coved cornice, ceiling light, radiator.

Bedroom Four

7'7 x 7'2

Wood effect laminate flooring, double glazed window to rear aspect, coved cornice, ceiling light, radiator.

Bathroom

8'2 x 6'2

Slate effect laminate flooring, part tiled walls, double glazed obscure window to front aspect, coved cornice, spotlighting, shower cubicle with extractor over, panelled bath, wash hand basin, WC, heated towel rail.

Externally

Frontage

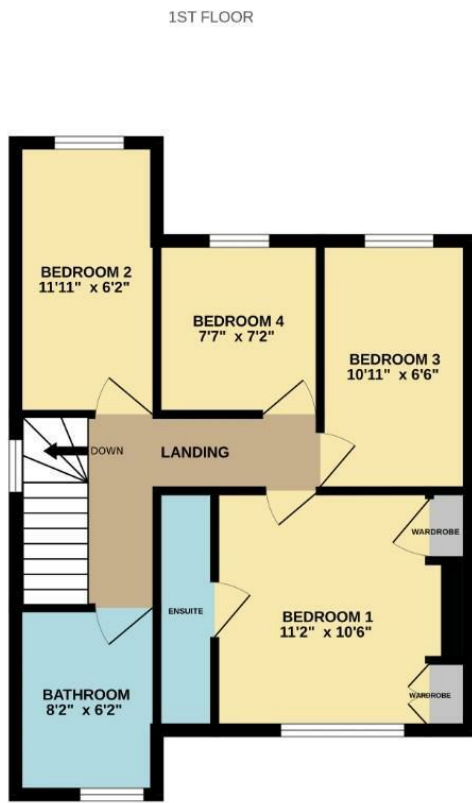
Block paved driveway with space for two vehicles, side access to the rear of the property.

Rear Garden

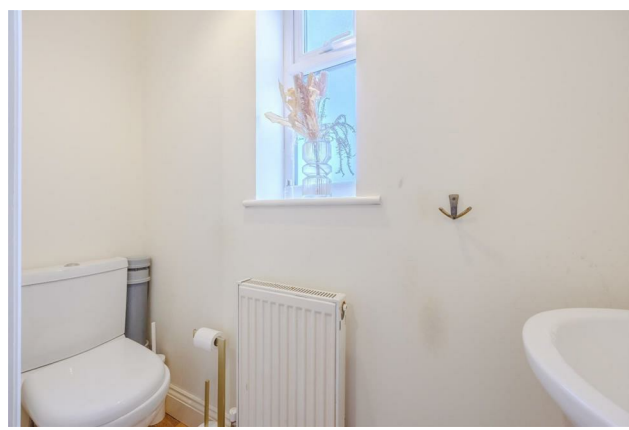
Rear garden commencing with raised decking area with steps down to the remainder of the garden which is laid to lawn and a further raised decked area, side access leading to the front of the property.







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£450,000 Freehold

HOME - The Estate Agent of Leigh
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

LOCAL AUTHORITY
Castle Point Council

COUNCIL TAX BAND
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TENURE
Freehold

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		64
(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