



34 Mornington Crescent

34 Mornington Crescent Benfleet Essex SS7 2HP

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 storage cupboard, radiator, stairs leading to first floor 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.



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.



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.

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.











Price £400,000 Freehold

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