



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Southwell Road, Benfleet



Morgan Brookes believe - Positioned in a location of convenience in the heart of sought after South Benfleet is this substantial detached family home! Ideal for a large family the accommodation of this property is spacious throughout with four double bedrooms & externally a large landscaped rear garden can be found, all offered with no onward chain.

Our Sellers love- Having a great selection of lunch spots to choose from locally, meeting up with friends at the popular Boyce Hill Golf & Country Club for those moments of leisure & being a short drive from Benfleet Mainline Station where you can catch a direct train into the City of London, in less than an hour!

Key Features

- Guide Price £450,000 - £475,000.
- No Onward Chain.
- Substantial Detached Family Home.
- Modern Kitchen.
- Four Double Bedrooms.
- Large Rear Garden.
- Garage & Off-Street Parking.
- Sought After South Benfleet Location.

£500,000

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Southwell Road, Benfleet

Entrance

Single glazed door leading to:

Entrance Porch

5' 2" x 8' 11" (1.57m x 2.72m)

Double glazed window to front aspect, tiled flooring.

Entrance Hallway

12' 3" x 6' 6" (3.73m x 1.98m)

Obscure double glazed window to front aspect, stairs leading to first floor accommodation, under stairs storage area, radiator, carpet flooring, doors leading to:

Living Room

22' 6" x 11' 1" (6.85m x 3.38m)

Double glazed bay window, double glazed led light window to side aspect, radiators, carpet flooring.

Kitchen

9' 6" x 9' 5" (2.89m x 2.87m)

Double glazed window to side aspect, a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, four point gas hob, integrated oven, space for fridge & dishwasher, splash back tiles, wood effect flooring.

Dining/Reception Room

19' 6" x 11' 0" (5.94m x 3.35m)

Double glazed window to rear aspect, obscure double glazed window to side aspect, log burner, radiators, smooth ceiling, carpet flooring.

Utility Room

9' 5" x 8' 5" (2.87m x 2.56m)

Double glazed window to rear aspect, radiator, wood effect flooring, double glazed panelled door leading to rear garden.

Bathroom

6' 10" x 5' 2" (2.08m x 1.57m)

Obscure double glazed window to rear aspect, panelled bath, corner shower cubicle incorporating raised shower system over, wash hand basin, low level W/C, radiator, wood effect flooring.

Landing

Eaves storage, carpet flooring, doors leading to:

Master Bedroom

22' 5" x 11' 1" (6.83m x 3.38m)

Double glazed window to front & rear aspects, built in wardrobes, radiator, smooth ceiling, carpet flooring.

Second Bedroom

14' 7" x 9' 4" (4.44m x 2.84m)

Double glazed window to rear aspect, built in wardrobe, wash hand basin, radiator, ceiling incorporating loft access, carpet flooring.

Bathroom

6' 3" x 10' 4" (1.90m x 3.15m)

Obscure double glazed window to side aspect, shower cubicle incorporating raised shower system over, wash hand basin, low level W/C, radiator, wood effect flooring.

Third Bedroom

16' 2" x 8' 1" (4.92m x 2.46m)

Double glazed windows to front aspect, radiators, carpet flooring.

Fourth Bedroom

10' 1" x 9' 9" (3.07m x 2.97m)

Double glazed window to rear aspect, radiator, carpet flooring.

Rear Garden

Patio seating area, established shrubs & flowers, trees, shed to remain, greenhouse to remain.

Garage

23' 7" x 16' 5" (7.18m x 5.00m)

Electric door, space for two vehicles.

Front Of Property

Driveway, parking for multiple vehicles, garage access.

Local Authority Information

Castle Point Borough Council

Council Tax Band: E

01268 755626

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£500,000

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.