



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Stanley Road, Benfleet



Morgan Brookes believe - This superb property makes the ideal, comfortable family home! Offering accommodation arranged over three floors, the property comprises of a living and dining room, modern kitchen with integral appliances, four bedrooms including a master to the third floor, a refurbished family bathroom and a low maintenance garden to the rear.

Our Sellers love – The Home Gym which allows endless possibilities to be transformed into the ultimate entertainment space to indulge into hobbies and passions! They also love the convenient position of the property which provides easy access to amenities, excellent schools and easy transport links including the A13.

Key Features

- Semi-Detached Family Home.
- Four Bedrooms.
- Accommodation Arranged Over Three Floors.
- Spacious Living & Dining Room.
- Modern Kitchen with Integral Appliances.
- Low Maintenance Rear Garden with Summerhouse.
- Driveway Providing Off-Street Parking and a Garage.
- Highly Sought After Benfleet Location.

**Guide Price £425,000 -
£450,000**

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Stanley Road, Benfleet

Entrance

Obscure double glazed paneled door leading to:

Entrance Porch

6' 11" x 2' 11" (2.11m x 0.89m)

Double glazed window to front aspect, smooth ceiling, wood effect flooring, door leading to:

Entrance Hallway

Stairs leading to first floor accommodation, under stairs storage area, smooth ceiling, wood effect flooring, doors leading to:

Living Room

15' 7" x 11' 4" (4.75m x 3.45m)

Double glazed window to side aspect, smooth ceiling, wood effect flooring, opening to:

Dining Room

15' 3" x 7' 1" (4.64m x 2.16m)

Double glazed window to side aspect, radiator, smooth ceiling, wood effect flooring, double glazed french door leading to rear garden.

Kitchen

9' 9" x 9' 2" (2.97m x 2.79m)

Double glazed window to side aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, induction hob incorporating extractor fan over, integrated fridge freezer, integrated dishwasher, integrated oven, smooth ceiling, tile effect flooring.

First Floor Landing

13' 1" x 5' 11" (3.98m x 1.80m)

Stairs leading to second floor accommodation, smooth ceiling, carpet flooring, doors leading to:

Second Bedroom

15' 7" x 7' 7" (4.75m x 2.31m)

Double glazed windows to rear aspect, radiator, smooth ceiling, wood effect flooring.

Third Bedroom

11' 10" x 9' 9" (3.60m x 2.97m)

Double glazed window to rear aspect, radiator, smooth ceiling, wood effect flooring.

Family Bathroom

9' 3" x 7' 4" (2.82m x 2.23m)

Obscure double glazed window to side aspect, double shower cubicle incorporating raised shower system, vanity hand basin, low level W/C, part tiled walls, smooth ceiling incorporating inset downlights, tiled flooring.

Fourth Bedroom

7' 2" x 5' 11" (2.18m x 1.80m)

Double glazed window to rear aspect, radiator, smooth ceiling, wood effect flooring.

Second Floor Landing

7' 1" x 5' 8" (2.16m x 1.73m)

Double glazed window to rear aspect, smooth ceiling, carpet flooring, door leading to:

Master Bedroom

18' 3" x 10' 1" (5.56m x 3.07m)

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

Rear Garden

Decking from property, paved seating area, remainder laid to lawn, shed to remain, gated side access.

Home Gym

17' 3" x 12' 2" (5.25m x 3.71m)

Currently used as a gym, fitted with power & lighting.

Front Of Property

Block Paved driveway providing off-street parking for two vehicles, gated side access to garden.

Garage

15' 5" x 7' 8" (4.70m x 2.34m)

Electric up & over door, space & plumbing for appliances, wall mounted boiler, property access via hallway.

Local Authority Information

Castle Point Borough Council

Council Tax Band: D

01268 755626

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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.