



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Essex Way, Benfleet



Morgan Brookes believe - This outstanding detached property is positioned on one of the most popular roads, offering a world of convenience at your door step! The property comprises of a contemporary kitchen/dining room and separate utility room, spacious living room, a ground-floor cloakroom, three double bedrooms with one being on the ground floor with an additional loft room which has potentials of being a fourth bedroom (STPP), and a modern three-piece bathroom suite.

Our Sellers love - The south facing rear garden, and that the property provides off street parking for multiple vehicles, located moments from the busy High Road, providing easy access routes that the locale benefits from, including a short walk to Benfleet Mainline Station.

Key Features

- Modern Detached Family Home.
- Three Large Bedrooms & Loft Room.
- Contemporary Kitchen/Dining Room.
- Utility Room with Additional Cloakroom.
- Extensive South Facing Rear Garden.
- Ample Off Street Parking with Gated Access.
- Walking Distance to Benfleet Mainline Station.
- Call Morgan Brookes Today.

**Guide Price £475,000 -
£500,000**



Essex Way, Benfleet

Entrance

Double glazed paneled door opening to:

Kitchen/Dining Room

19' 0" x 15' 0" nt 14' 6" (5.79m x 4.57m)

Double glazed window to side aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, integrated induction hob & oven with extractor fan over, integrated dishwasher, integrated fridge freezer, radiator, stairs leading to first floor accommodation incorporating under stairs storage areas, splashback tiling, smooth ceiling incorporating inset downlights, wood effect flooring, double glazed French doors leading to rear garden, doors leading to utility and living room:

Utility Room

8' 7" x 4' 3" (2.61m x 1.29m)

Double glazed window to side aspect, fitted with a range of base & wall mounted units, roll top work surfaces, space & plumbing for appliances, radiator, smooth ceiling, extractor fan, wall mounted electricity consumer units, cupboard housing boiler.

Living Room

20' 6" x 12' 9" (6.24m x 3.88m)

Double glazed window to side aspect, radiator, smooth ceiling, wood effect flooring, doors leading to third bedroom & ground floor cloakroom, double glazed French doors leading to rear garden.

Ground Floor Cloakroom

Vanity hand basin, radiator, low level W/C, extractor fan, splashback tiling, smooth ceiling, wood effect flooring.

Third Bedroom

12' 9" x 12' 7" nt 8' 0" (3.88m x 3.83m)

GROUND FLOOR, Double glazed windows to front & side aspect, radiator, smooth ceiling, carpet flooring.

First Floor Landing

18' 4" x 6' 0" (5.58m x 1.83m)

Eaves storage cupboards, smooth ceiling incorporating inset downlights, carpet flooring, doors leading to:

Master Bedroom

15' 3" x 14' 6" nt 8' 4" (4.64m x 4.42m)

Double glazed window to front & side aspect, radiator, smooth ceiling incorporating inset downlights, carpet flooring.

Loft Room

13' 0" x 10' 3" nt 9' 0" (3.96m x 3.12m)

Radiator, smooth ceiling incorporating inset downlights, carpet flooring.

Family Bathroom

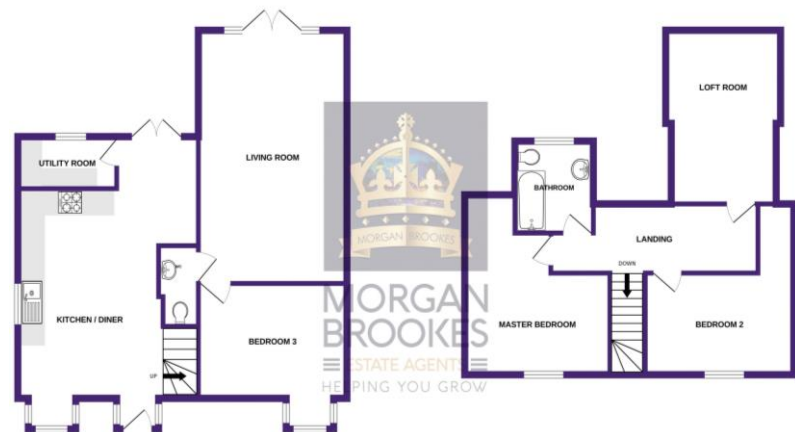
Obscure double glazed window to rear aspect, panelled bath incorporating raised shower system, shower screen, vanity hand basin, heated towel rail, low level W/C, tiled walls, smooth ceiling, wood effect flooring.

Rear Garden

Block paved seating area, paved walkway, mainly laid to lawn, double gated access leading from Grosvenor Road providing off-street parking for multiple vehicles, external lighting to the property & outside taps.

Front Of Property

Block paved pathway providing gated access to rear garden & entrance to property, remainder laid to lawn, fencing to boundaries, external lighting to property.



Local Authority Information

Castle Point Borough Council

Council Tax Band: D

01268 755626

morganbrookes.co.uk

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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.