



**MORGAN  
BROOKES**  
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## Fleet Road, Benfleet



**Morgan Brookes believe** – This stunning detached family home offers exceptional living accommodation, and is ideally positioned within the popular South Benfleet area, boasting four or five double bedrooms with an ensuite to the master, a contemporary living/dining room, a modern kitchen including a breakfast area, and a separate study room, with a driveway providing off-street parking.

**Our Sellers love** – The beautifully landscaped rear garden, great for entertaining with family and friends on a hot summer day, and that the property is positioned within a short walk from local shops and Benfleet Mainline Station.

### Key Features

- An Exceptionally Spacious Detached Family Home.
- Four/Five Bedrooms With En-suite To Master.
- Contemporary Living/Dining Room.
- Modern Kitchen/Breakfast Room.
- Separate Study Room.
- Beautifully Presented Rear Garden.
- Off-Street Parking for Multiple Vehicles.
- Walking Distance to Benfleet Mainline Station.

**£575,000**

# Fleet Road, Benfleet

## Entrance

Double glazed panelled door to:

## Entrance Hall

**18' 8" narrowing to 9' 11" x 10' 10" narrowing to 4' 0" (5.69m x 3.30m)**

Stairs leading to first floor accommodation, under stairs storage areas, radiator, coving to ceiling, carpeted flooring, doors leading to:

## Living/Dining Room

**25' 10" x 11' 4" narrowing to 10'02" (7.87m x 3.45m)**

Double glazed windows to side aspects, double glazed french doors leading to garden, radiators, decorative coving to ceiling, carpeted flooring, bi-fold panelled doors leading to:

## Kitchen/Breakfast Room

**20' 5" x 9' 6" (6.22m x 2.89m)**

Double glazed windows to side & rear aspects, fitted with a range of base & wall mounted units, granite work surfaces incorporating inset ceramic sink, breakfast bar, space for oven, integrated freezer, dishwasher & washing machine to remain, wall mounted combination boiler, ceiling incorporating inset downlights, splashback tiling, Vinyl flooring, double glazed panelled door leading to garden.

## Study

**11' 10" x 9' 7" (3.60m x 2.92m)**

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

## Fifth Bedroom/Reception Room

**13' 11" x 11' 4" (4.24m x 3.45m)**

Double glazed bay window to front aspect, radiator, coving to ceiling, carpet flooring.

## Ground Floor Wet Room

**5' 9" x 4' 4" (1.75m x 1.32m)**

Obscure double glazed window to side aspect, shower system fitted to wall, wash hand basin in vanity unit, low level W/C, stainless steel heated towel rail, complementary tiles.

## Landing

**14' 9" narrowing to 5' 10" x 9' 11" narrowing to 5' 10" (4.49m x 3.02m)**

Double glazed window to side aspect, coving to ceiling with access to boarded loft, carpet flooring, doors leading to:

## Master Bedroom

**15' 10" x 10' 4" (4.82m x 3.15m)**

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

## En-suite

**7' 5" x 2' 11" (2.26m x 0.89m)**

Obscure double glazed window to side aspect, shower cubicle, vanity hand basin, low level W/C, complimentary tiles.

## Second Bedroom

**12' 8" x 10' 3" (3.86m x 3.12m)**

Double glazed window to rear aspect, fitted mirrored wardrobes, radiator, eave storage area, coving to ceiling, wood effect flooring.

## Third Bedroom

**12' 4" x 8' 5" (3.76m x 2.56m)**

Double glazed window to front aspect, fitted bedroom furniture, radiator, coving to ceiling, carpet flooring.

## Fourth Bedroom

**12' 8" x 8' 5" (3.86m x 2.56m)**

Double glazed window to front aspect, radiator, eave storage area, carpet flooring.

## Family Bathroom

**8' 0" x 7' 3" (2.44m x 2.21m)**

Obscure double glazed window to side aspect, panelled bath with raised shower system over, shower screen, wash hand basin in vanity unit, tiled walls.

## Rear Garden

Decked seating area from property, established flower and shrub borders, remainder laid to lawn, paved seating area to rear, large storage shed, gated side access.

## Front of Property

Off-street parking for multiple vehicles, established raised borders, low boundary wall.

## Local Authority Information

Castle Point Borough Council

**Council Tax Band: E**

**01268 755626**

**morganbrookes.co.uk**

**£575,000**

### 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.