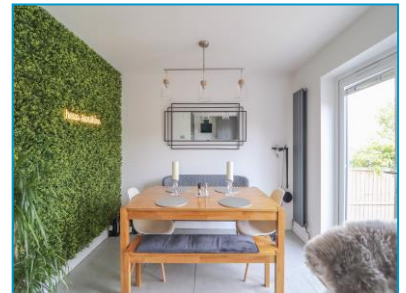




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Glyders, South Benfleet



**Morgan Brookes believe** - This outstanding detached family home is situated in South Benfleet, boasting immaculate and spacious accommodation throughout. Comprising of a spacious living room, open planned kitchen/dining room leading to the low maintenance private rear garden with views beyond, ample parking and integral garage. With four generously sized rooms, ample storage and a three piece bathroom suite!

**Our Sellers love** - The fantastic position of the property, being within a quaint cul-de-sac, with stunning views to the front and rear aspects overlooking the South Benfleet area. With Benfleet High Street being with close proximity, and Benfleet Train Line Station a short walk away, serving London Fenchurch Street, there is a world of comfort and convenience at your doorstep!

### Key Features

- Ultra Modern Four Bedroom Split Level Home.
- Well Maintained & Un-Overlooked Rear Garden.
- Situated In South Benfleet.
- Off Road Parking & Garage.
- Living Room, Dining Room & Kitchen Overlooking The Rear Garden.
- Ideally Within Walking Distance Of Benfleet Train Station.
- Ground Floor Cloakroom, & A Family Bathroom.
- Call Morgan Brookes Today.

**Offers in Excess of  
£530,000**

T 01268 755 626 E [info@morganbrookes.co.uk](mailto:info@morganbrookes.co.uk) A 105 High St | Benfleet | SS7 1ND



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# Glyders, South Benfleet

## Entrance

Double glazed composite door leading to:

## Entrance Hallway

4' 7" x 3' 7" (1.40m x 1.09m)

Doors leading to:

## Living Room

14' 11" x 13' 3" (4.54m x 4.04m)

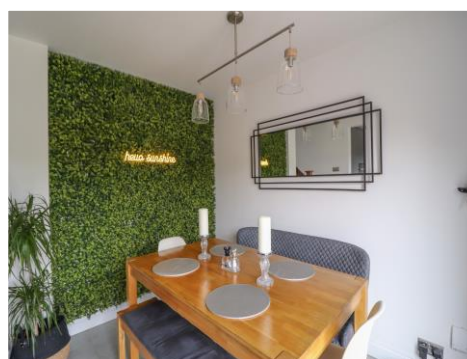
Double glazed window to front aspect, radiator, smooth ceiling, wood effect flooring, stairs leading to first floor accommodation.



## Kitchen

20' 11" x 9' 11" (6.37m x 3.02m)

Double glazed window to rear aspect, double glazed French doors leading to the garden, radiators, roll top work surfaces incorporating sink & drainer, integrated oven, induction hob, integrated dishwasher, integrated fridge freezer, extractor fan, smooth ceiling with inset downlights, tiled flooring.



## Inner Hallway

Double glazed door leading to rear garden, doors leading to:

## Ground Floor Cloakroom

Wash hand basin, low level W/C, part tiled walls, smooth ceiling incorporating inset downlights, tiled flooring.

## First Floor Landing

Stairs leading to second floor landing, doors leading to:

## Fourth Bedroom

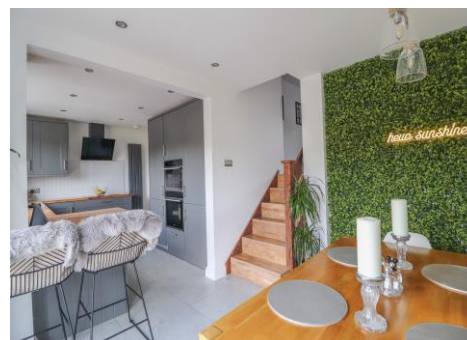
9' 11" x 6' 10" (3.02m x 2.08m)

Double glazed window to rear aspect, fitted wardrobe, radiator, smooth ceiling, carpet flooring.

## Third Bedroom

9' 0" x 7' 9" (2.74m x 2.36m)

Double glazed window to rear aspect, radiator, fitted wardrobes, smooth ceiling incorporating inset downlights, carpet flooring.



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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.

**Second Floor Landing**

Smooth ceiling with loft access, (loft has a ladder, boarding and lighting). doors leading to:

**Second Bedroom**

10' 10" x 10' 3" (3.30m x 3.12m)

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

**Master Bedroom**

15' 0" x 10' 0" (4.57m x 3.05m)

Double glazed window to front aspect, fitted wardrobes, radiator, smooth ceiling, carpet flooring.

**Family Bathroom**

7' 8" x 5' 6" (2.34m x 1.68m)

Obscure double glazed window to side aspect, panelled bath with raised shower system over, shower screen, wash hand basin, heated towel rail, low level W/C, , smooth ceiling incorporating inset downlights, laminate flooring.

**Rear Garden**

Patio seating area, astro turf, putting green, side access.

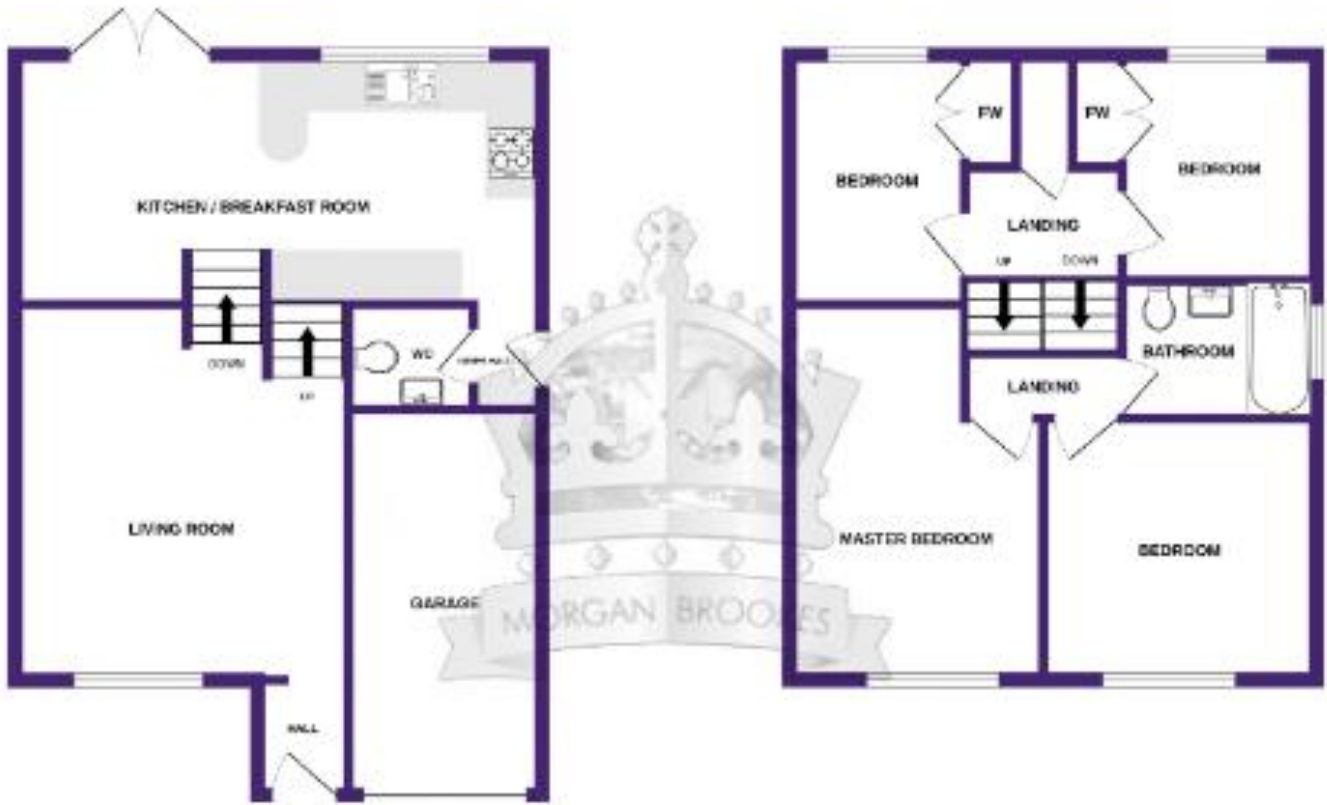
**Front of Property**

Block paved driveway providing parking for two vehicles, electric car charging port.

**Integral Garage**

Up & over door, power & lighting.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		