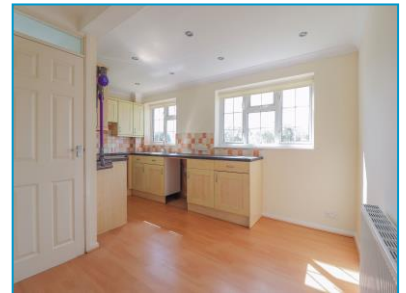




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Station Road, Benfleet



**Morgan Brookes believe** - This fantastic modern townhouse positioned within the highly sought after South Benfleet area is perfect for commuters and families. Situated just moments from Benfleet Mainline Train Station, & within catchment area of King John Secondary School. Boasting accommodation arranged over three floors, comprising of a spacious living room, modern kitchen, utility room, shower room, three generous-sized bedrooms, three-piece family bathroom suite, extensive rear garden, integral garage and off-street parking!

### Key Features

- Available Immediately.
- Modern Well Presented Townhouse.
- Spacious Living Room, Modern Kitchen & Utility Room.
- Fantastic Views & South Facing Garden.
- Parking For Approximately 6 Cars & Garage.
- Highly Sought After South Benfleet Location.
- Minutes Walk To Benfleet Mainline Station.
- King John School Catchment.

**Monthly Rental Of  
£1,850**

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



[morganbrookes.co.uk](http://morganbrookes.co.uk)

# Station Road, Benfleet

## Entrance

Double glazed panelled door leading to:

## Entrance Hall

**16' 4" x 5' 9" (4.97m x 1.75m)**

Obscure double glazed window to side aspect, alarm system, stairs leading to first floor accommodation, under stairs storage area, radiator, smooth ceiling, carpet flooring, doors leading to:

## Utility Room

**12' 2" x 6' 7" (3.71m x 2.01m)**

Double glazed window to rear aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating sink & drainer, space & plumbing for appliances, cupboard housing boiler, radiator, coving to smooth ceiling incorporating inset downlights, wood effect flooring, double glazed panelled door leading to rear garden.

## Shower Room

Obscure double glazed window to rear aspect, shower cubicle with raised shower system, wash hand basin, radiator, low level W/C.

## First Floor Landing

Double glazed window to front aspect, opens to:

## Living Room

**15' 9" x 13' 5" x 15' 7" (4.80m x 4.75m)**

Double glazed bay window to front aspect, radiators, stairs leading to second floor accommodation, carpet flooring, opens to:

## Kitchen

**16' 0" x 9' 7" (4.87m x 2.92m)**

Double glazed windows to rear aspect, fitted with a range of base & wall mounted units, fitted oven, induction hobs, space & plumbing for appliances, radiator, splash back tiling, coving to smooth ceiling incorporating inset downlights, wood effect flooring.

## Second Floor Landing

Double glazed window to side aspect, airing cupboard, carpet flooring, doors leading to:

## Master Bedroom

**13' 6" x 8' 8" (4.11m x 2.64m)**

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

## Second Bedroom

**8' 10" x 9' 5" (2.69m x 2.87m)**

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

## Family Bathroom

**5' 11" x 5' 2" (1.80m x 1.57m)**

Obscure double glazed window to rear aspect, panelled bath, wash hand basin, radiator, low level W/C, tiled flooring.

## Third Bedroom

**8' 5" x 6' 3" (2.56m x 1.90m)**

Double glazed window to front aspect, built in storage area, radiator, coving to smooth ceiling, carpet flooring.

## Rear Garden

Paved seating area to front of property, remainder laid to lawn, flower boarders to side, mature trees & shrubs, shed to remain.

## Internal Garage

**17' 1" x 9' 1" (5.20m x 2.77m)**

Up & over door, power & lighting.

## Front of Property

Paved driveway providing off street parking, gated side access.

## Local Authority Information

Castle Point Borough Council

**Council Tax Band: D**

**01268 755626**

**morganbrookes.co.uk**

**Monthly Rental Of  
£1,850**

### 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.