



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Church Road, Benfleet



**Morgan Brookes believe** - This is an extremely rare opportunity to secure a large property with substantial outbuildings on a plot of approximately half an acre. Situated within a convenient area of Benfleet, the property offers numerous possibilities and benefits from no onward chain. Call us today to secure your dream home.

**Our sellers love** - Enjoying the benefits of the semi-rural location but still being conveniently close to local amenities and transport links.

### Key Features

- Detached Home & Outbuildings on approximately half an acre of land.
- Main House featuring 2 Large Reception Rooms and 3 Double Bedrooms.
- Outbuilding featuring 2 Reception Rooms and Bathroom.
- Side & Rear Gardens, Small Paddock and Wooden Shelter.
- Gated Parking Area and Triple Garage.
- Unique opportunity not to be missed!

**Guide Price £700,000**

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

# Church Road, Benfleet

## Entrance

Double glazed panelled door leading to:

## Entrance Hall

**13' 6" x 7' 1" (4.11m x 2.16m)**

Stairs leading to first floor accommodation, under stairs storage area, carpet flooring, door leading to:

## Lounge

**20' 7" x 13' 11" (6.27m x 4.24m)**

Double glazed window to front & rear aspects, radiator, carpet flooring, double glazed French doors leading to the side garden.

## Dining Room

**14' 7" x 13' 11" (4.44m x 4.24m)**

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

## Kitchen

**13' 10" x 9' 9" (4.21m x 2.97m)**

Double glazed window to rear aspect, fitted with a range of base & wall mounted units, work surfaces incorporating sink & drainer, gas hob with extractor fan over, double electric ovens, space & plumbing for appliances, tiled flooring, door leading to:

## Utility Room

**6' 11" x 6' 10" (2.11m x 2.08m)**

Double glazed window to rear aspect, base & wall mounted units, sink, plumbing for washing machine, gas central heating boiler, tiled walls and flooring.

## W/C

Low level WC and vanity unit with wash hand basin.

## First Floor Landing

**13' 7" nt 7' 2" x 10' 2" nt 7' 0" (4.14m x 3.10m)**

Double glazed window to front aspect, radiator, coving to ceiling, carpet flooring, doors leading to:

## Master Bedroom

**13' 11" x 13' 1" (4.24m x 3.98m)**

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



**01268 755626**

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**Guide Price £700,000**

### 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.

**En-Suite Bathroom****10' 9" x 7' 1" (3.27m x 2.16m)**

Obscure double glazed windows to front aspect, tiled walls, panelled corner bath, wash hand basin, low level W/C, carpet flooring.

**Bedroom 2****14' 3" x 12' 6" (4.34m x 3.81m)**

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

**Bedroom 3****14' 1" x 12' 0" (4.29m x 3.65m)**

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

**Family Bathroom****6' 11" x 6' 9" (2.11m x 2.06m)**

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

**Exterior / Total Plot Size****Side Garden**

Mostly laid to lawn and featuring a small orchard with mature trees & bushes to boundaries.

**Rear Paddock**

Grass paddock with wooden field shelter. Mature trees & bushes to boundaries.

**Gated Parking Area**

Brick walls to boundaries, leading to:

**Detached Games Room & Garages****Entrance**

Glazed panelled door leading to:

**Entrance Hall****9' 5" x 2' 11" (2.87m x 0.89m)**

Door leading to:

**Games Room****22' 7" x 21' 7" (6.88m x 6.57m)**

Glazed windows to front and rear aspects, feature fireplace and carpet flooring.

**Storage Room****12' 9" x 8' 8" (3.88m x 2.64m)**

Glazed windows to side and rear aspects, radiator, large built in storage cupboard, carpet flooring.

**Bathroom****9' 5" x 5' 2" (2.87m x 1.57m)**

Obscure glazed window to front aspect, radiator, gas central

**Storage Room****12' 9" x 8' 8" (3.88m x 2.64m)**

Glazed windows to side and rear aspects, radiator, large built in storage cupboard, carpet flooring.

**Bathroom****9' 5" x 5' 2" (2.87m x 1.57m)**

Obscure glazed window to front aspect, radiator, gas central heating boiler, panelled bath, hand basin, low level W/C and carpet flooring.

**Connected Walkway****7' 2" x 1' 5" (2.18m x 0.43m)**

Pitched roof, paved flooring.

**Garage Space****25' 4" x 21' 7" nt 16' 2" (7.72m x 6.57m)**

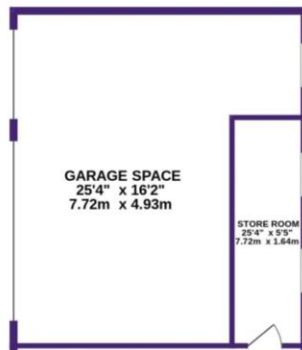
Up and over remote control garage doors, power & lighting.

**Secure Store Room**

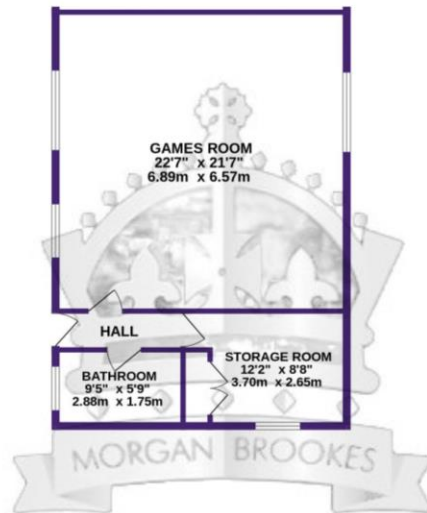
Glazed windows to rear aspect.

**Services**

The property is connected to mains gas, water, and drainage.

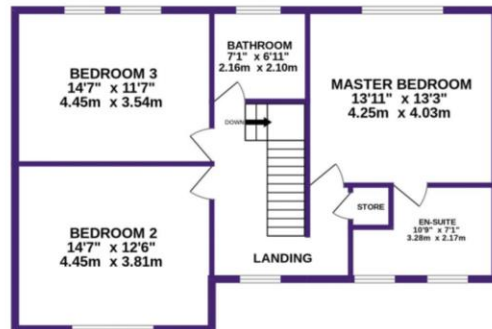
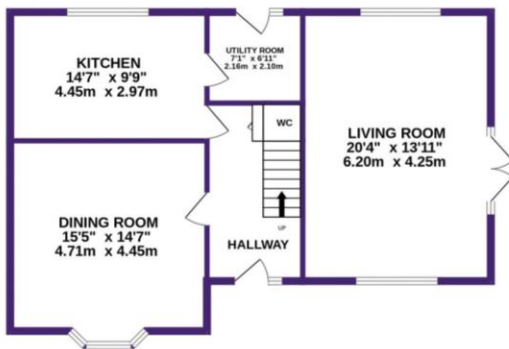


COVERED WALKWAY



GROUND FLOOR  
2104 sq.ft. (195.5 sq.m.) approx.

1ST FLOOR  
780 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 2884 sq.ft. (267.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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