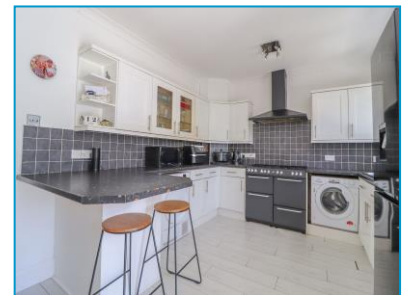




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Beech Road, Benfleet



**Morgan Brookes believe** - This charming three bedroom semi-detached chalet is perfect for modern family living. With a spacious family room, bright living room, and cozy conservatory, there's plenty of space to relax and entertain!

**Our sellers love** - The location, being just a short walk to Hadleigh Castle for scenic strolls, and close to local shops, restaurants, and salons.

### Key Features

- Modern Semi-Detached Chalet.
- Three Bedrooms With En-Suite To Master.
- Contemporary Family Room & Spacious Living Room.
- Driveway Providing Off-Street Parking.
- Un-Overlooked South Facing Rear Garden.
- Popular Hadleigh Location.
- Easy Access To A13 & Transport Links.
- Call Morgan Brookes Today.

**£435,000**

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)

# Beech Road, Benfleet

## Entrance

Panelled door leading to:

## Entrance Porch

4' 4" x 2' 11" (1.32m x 0.89m)

Wooden panelled door leading to:

## Entrance Hallway

13' 3" nt 4' 4" x 7' 9" nt 3' 0" (4.04m x 2.36m)

Utility cupboard, radiator, smooth ceiling, wood effect flooring, doors leading to:

## Living Room

13' 4" x 10' 6" (4.06m x 3.20m)

Double glazed bay window to front aspect, feature fireplace, radiator, smooth ceiling, wood effect flooring.

## Family Room

25' 3" nt 13' 5" x 19' 6" nt 8' 10" (7.69m x 5.94m)

Double glazed window to rear aspect, fitted with a range of base & wall mounted units, range cooker with extractor fan over, space & plumbing for appliances, breakfast bar, radiator, splashback tiling, coving to smooth ceiling, wood effect flooring, double glazed panelled door leading to:

## Conservatory

14' 6" x 11' 9" nt 12' 3" (4.42m x 3.58m)

Double glazed window to side & rear aspect, double glazed French door leading to rear garden.

## Bedroom 2

10' 9" x 10' 5" (3.27m x 3.17m)

Double glazed window to side aspect, radiator, smooth ceiling, wood effect flooring.

## Bedroom 3

9' 4" x 7' 7" (2.84m x 2.31m)

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

## Family Bathroom

Obscure double glazed window to side aspect, P-shaped bath, panelled hand basin, low level W/C, tiled walls.

## Loft Room

15' 2" nt 11' 2" x 10' 9" (4.62m x 3.27m)

Glazed dormer window to rear aspect, eaves storage, radiator, smooth ceiling, wood effect flooring, door leading to:

## En-Suite

7' 9" x 3' 2" (2.36m x 0.96m)

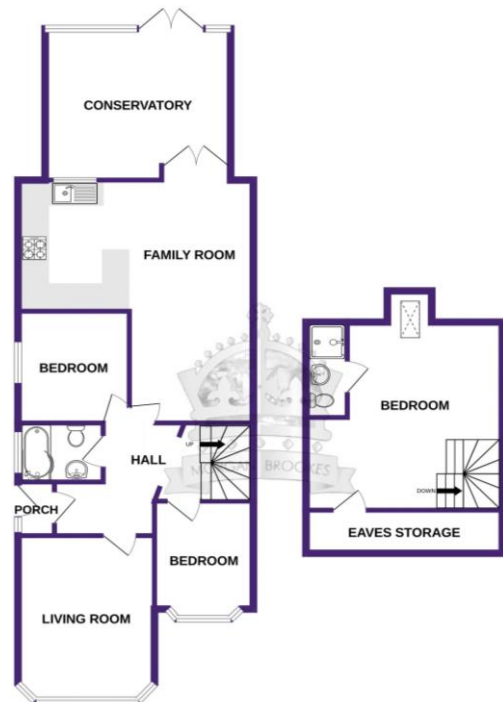
Shower cubicle with raised shower system over, panelled hand basin, low level W/C, smooth ceiling.

## Rear Garden

South facing, mainly laid to lawn, decking to rear aspect, large seating area.

## Front Of Property

Entrance to the side of the property, block paved driveway providing off-street parking for multiple vehicles.



## Local Authority Information

Castle Point Borough Council

Council Tax Band: C

01268 755626

morganbrookes.co.uk

£435,000

### 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.