



**MORGAN
BROOKES**
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Herongate, Benfleet



Morgan Brookes believe – This outstanding modern detached family home is located within a popular South Benfleet location, comprising of a spacious living room, dining room, modern kitchen, separate utility room and downstairs cloakroom. To the first floor, there are four double bedrooms including a master with an ensuite and dressing room, and a family bathroom with a four piece suite!

Our Sellers love – The versatile and spacious layout of the property, providing off-street parking for multiple vehicles, including ample storage and garage. They also enjoy relaxing in the low maintenance rear garden, perfect for entertaining with family and friends, as well as the convenient location, being within catchment to Appleton and Jotmans Hall Schools, and a short distance to local amenities.

Key Features

- Modern Detached Family Home.
- Four Double Bedrooms.
- Spacious Living Room & Dining Room.
- Separate Kitchen & Utility Room.
- Low Maintenance Rear Garden.
- Ample Parking & Double Garage.
- Popular South Benfleet Location.
- Within Catchment To Appleton and Jotmans Hall Schools.

Offers in Excess of

£625,000

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Entrance Hall

Double glazed panelled door leading to:

Entrance Hallway

12' 11" nt 9' 4" x 11' 0" nt 4' 8" (3.93m x 3.35m)

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

Living Room

22' 9" x 12' 9" (6.93m x 3.88m)

Double glazed bay window to front aspect, feature fireplace, radiator, coving to ceiling, carpet flooring, double glazed panelled door leading to rear garden, opens to:



Dining Room

11' 5" x 9' 9" (3.48m x 2.97m)

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



Cloakroom

Obscure double glazed window to front aspect, vanity hand basin, heated towel rail, low level W/C, tiled walls, tiled flooring.

Kitchen

11' 5" nt 9' 11" x 11' 3" (3.48m x 3.43m)

Double glazed window to rear aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, integrated oven, four point induction hob with extractor fan over, radiator, coving to ceiling, tiled flooring.

Utility Room

9' 6" x 5' 8" (2.89m x 1.73m)

Double glazed window to rear aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, cupboard housing boiler, coving to ceiling, tiled flooring, obscure double glazed panelled door leading to rear garden.



First Floor Landing

13' 1" nt 5' 7" x 12' 7" nt 5' 6" (3.98m x 3.83m)

Double glazed window to front aspect, airing cupboard, radiator, coving to ceiling with loft access, carpet flooring, doors leading to:

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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.

Master Bedroom**12' 10" x 12' 5" (3.91m x 3.78m)**

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

Dressing Area**6' 5" x 5' 3" (1.95m x 1.60m)**

Double glazed window to rear aspect, fitted wardrobe with clothing rails, coving to ceiling, carpet flooring, doors leading to:

En Suite**7' 2" x 5' 10" (2.18m x 1.78m)**

Obscure double glazed window to rear aspect, shower cubicle with raised shower system, vanity hand basin, heated towel rail, low level W/C, coving to ceiling, tiled walls, tiled flooring.

Bedroom 2**12' 0" x 10' 0" (3.65m x 3.05m)**

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

Family Bathroom**7' 10" x 6' 11" (2.39m x 2.11m)**

Obscure double glazed windows to front aspect, panelled bath, shower cubicle with raised shower system, vanity hand basin, heated towel rail, low level W/C, tiled walls, coving to ceiling incorporating inset downlights, tiled flooring.

Bedroom 3**12' 5" x 9' 9" (3.78m x 2.97m)**

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

Bedroom 4**11' 3" x 10' 0" x 10' 0" (3.43m x 3.05m)**

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

Rear Garden

Paved seating area, flowers & shrubs, mature trees, shed to remain, greenhouse to remain, gated side access.

Garage**17' 4" x 14' 7" (5.28m x 4.44m)**

Electric up & over door, power & lighting.

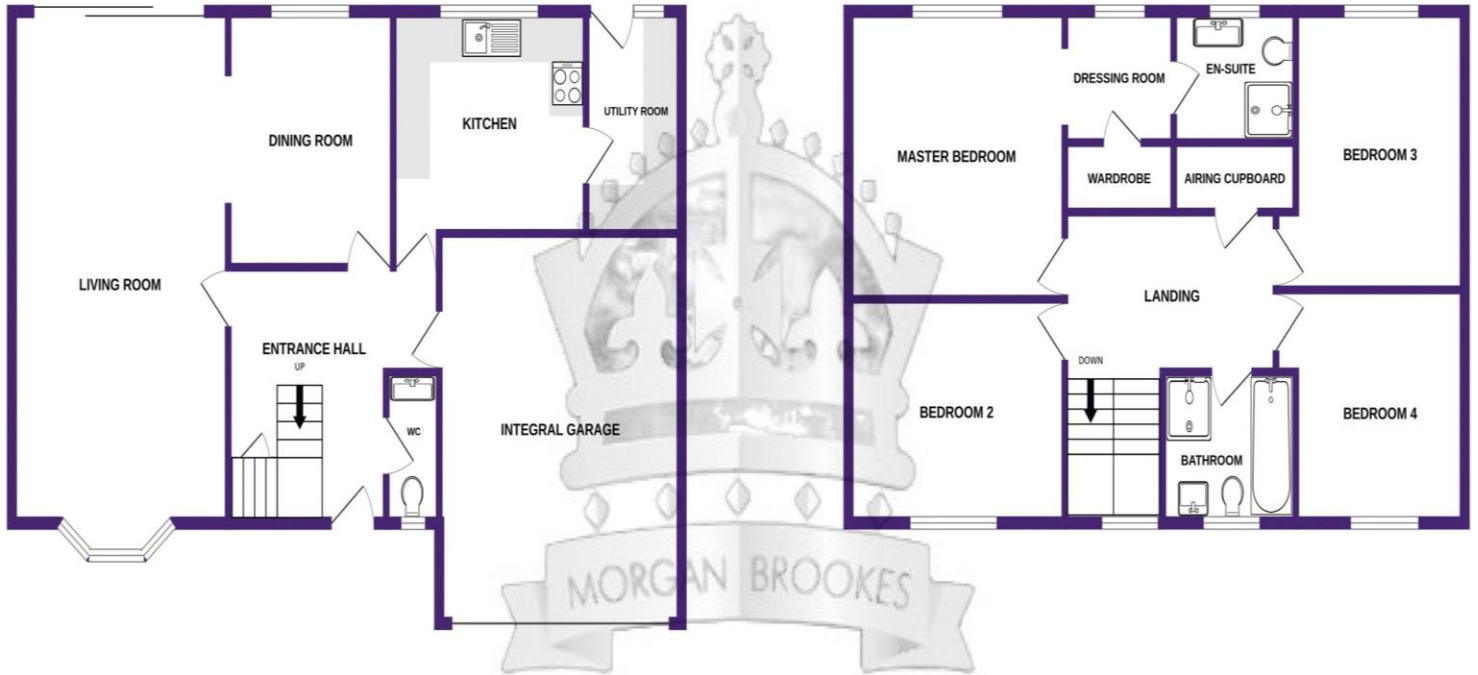
Front Of Property

Block paved driveway providing off-street parking for multiple vehicles, flowers & shrubs, mature trees, remainder laid to lawn.



GROUND FLOOR

1ST FLOOR



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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