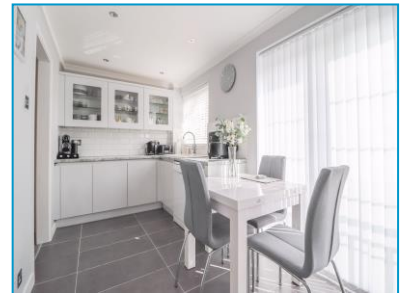




**MORGAN  
BROOKES**  
ESTATE AGENTS  
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## Station Road, Benfleet



**Morgan Brookes believe** - This outstanding modern townhouse is positioned within the highly sought after South Benfleet area, just moments from Benfleet Mainline Train Station, perfect for commuters! Boasting accommodation arranged over three floors, the property comprises 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 From October.
- Immaculate Condition Townhouse.
- Spacious Living Room, Modern Kitchen & Utility Room.
- Outstanding Views & South Facing Garden.
- Off-Street Parking & Garage.
- Highly Sought After South Benfleet Location.
- Stones Throw Away From Benfleet Station.

**Monthly Rental Of  
£1,950**

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 Hallway

**14' 8" x 6' 1" (4.47m x 1.85m)**

Stairs leading to first floor accommodation, under stairs storage area, radiator, coving to ceiling, door leading to:

## Shower Room

**10' 4" x 3' 2" (3.15m x 0.96m)**

Obscure double glazed window to rear aspect, shower cubicle, wash hand basin, low level W/C, heated towel rail, tiled flooring.

## Utility Room

**12' 7" x 6' 11" (3.83m x 2.11m)**

Fitted with a range of base units, roll top work surfaces incorporating sink & drainer, space & plumbing for appliances, wall mounted boiler, built in storage cupboard, coving to ceiling, tiled flooring, opens to:

## Conservatory

**11' 5" x 10' 0" (3.48m x 3.05m)**

Double glazed window to side & rear aspects, radiator, tiled flooring, double glazed French door leading to rear garden.

## First Floor Landing

Built in storage area, coving to ceiling, wood effect flooring, doors leading to:

## Kitchen

**15' 11" x 10' 4" (4.85m x 3.15m)**

Double glazed window to rear aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating sink & drainer, four point gas hob with extractor fan over, fitted oven & microwave, integrated fridge freezer, wine cooler, integrated dishwasher, splashback tiling, tiled flooring, double glazed sliding door leading to Juliet balcony.

## Living Room

**15' 9" x 13' 5" (4.80m x 4.09m)**

Double glazed bay window to front aspect, additional double glazed window to front aspect, radiators, coving to ceiling, karndean flooring.

## Second Floor Landing

**9' 6" x 5' 11" (2.89m x 1.80m)**

Glass balustrade, coving to ceiling incorporating loft access, carpet flooring, doors leading to:

## Bedroom 1

**12' 8" x 9' 9" (3.86m x 2.97m)**

Double glazed sliding door leading to Juliet balcony, fitted wardrobe, radiator, coving to ceiling, carpet flooring.

## Bedroom 2

**11' 0" x 9' 9" (3.35m x 2.97m)**

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

## Bedroom 3

**8' 4" x 6' 9" (2.54m x 2.06m)**

Double glazed window to front aspect, fitted desk, radiator, coving to ceiling, wood effect flooring.

## Family Bathroom

**6' 4" x 5' 6" (1.93m x 1.68m)**

Obscure double glazed window to rear aspect, panelled bath with raised shower system, wash hand basin, low level W/C, heated towel rail, tiled walls, tiled flooring.

## Rear Garden

South facing, paved seating area from property, remainder laid artificial lawn, shed to remain.

## Garage

**17' 8" x 9' 6" (5.38m x 2.89m)**

Electric roller door, power & lighting connected.

## Front Of Property

Block paved driveway providing off-street parking for multiple vehicles.

## Additional Information

Price: £1,950.00 pcm

Deposit: £2,250.00

Length of Tenancy: Minimum of 6 months

Council Tax: D

Available: From October.

## Local Authority Information

Castle Point Borough Council

**Council Tax Band: D**

**01268 755626**

**morganbrookes.co.uk**

**Monthly Rental Of  
£1,950**

### 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.