



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



High Road, Benfleet



Morgan Brookes believe - This beautifully designed modern detached home offers four spacious double bedrooms, a bright open-plan kitchen/diner, and an inviting living area perfect for family life. With a large rear garden and ample off-street parking, it's a stunning, move-in ready family home.

Our Sellers love - The versatile cabin, perfect for home working or converting into an office space, and the excellent location within catchment for Kent's Hill Junior School and The Appleton School, making it ideal for families.

Key Features

- Heavily Extended Detached Home.
- Four Double Bedrooms, Two To Ground Floor.
- Open Planned Kitchen/Diner & Spacious Living Room.
- Cabin Suitable For Working From Home Or Office Space.
- Extended and Recently Refurbished.
- Large Rear Garden & Ample Off-Street Parking.
- Prime Location & Corner Plot.
- Within Catchment Of Excellent Rated Schools.

**Guide Price £525,000 -
£550,000**

High Road, Benfleet

Entrance

Double glazed panelled door leading to:

Entrance Hallway

Stairs leading to first floor accommodation, under stair storage areas, built in storage cupboard, smooth ceiling incorporating inset downlights, tiled flooring, oak wood doors leading to:

Living Room

23' 10" x 11' 4" (7.26m x 3.45m)

Double glazed window to side aspect, log burner, radiator, smooth ceiling, carpet flooring, opens to:

Kitchen/Diner

23' 3" x 12' 5" (7.08m x 3.78m)

Double glazed window to rear aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, four point electric hobs with extractor fan over, integrated double electric oven, integrated fridge, integrated dishwasher, space & plumbing for appliances, vertical radiator, splashback tiling, smooth ceiling incorporating inset downlights & skylight window, tiled flooring, double glazed bi-folding doors leading to rear garden.

Bedroom 3

14' 1" x 10' 7" (4.29m x 3.22m)

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

Bedroom 4

10' 2" x 9' 0" (3.10m x 2.74m)

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

Family Bathroom

8' 0" x 5' 2" (2.44m x 1.57m)

Obscure double glazed window to side aspect, panelled bath with raised shower system over, shower screen, vanity hand basin, low level W/C, heated towel rail, extractor fan, tiled walls, smooth ceiling, tiled flooring.

First Floor Landing

Smooth ceiling, carpet flooring, oak wood doors leading to:

Bedroom 1

17' 8" x 10' 10" nt 9' 1" (5.38m x 3.30m)

Double glazed windows to rear aspect, eaves storage, radiator, smooth ceiling, carpet flooring, door leading to:

En-Suite

12' 0" x 6' 4" nt 4' 2" (3.65m x 1.93m)

Obscure double glazed window to rear aspect, shower cubicle, raised shower system over, wash hand basin, low level W/C, heated towel rail, eaves storage, part tiled walls, smooth ceiling incorporating inset downlights, tiled flooring.

Bedroom 2

15' 1" nt 9' 9" x 14' 0" (4.59m x 4.26m)

Double glazed windows to front aspect, eaves storage, radiator, smooth & vaulted ceiling, carpet flooring, doors to:

En-Suite

10' 0" x 4' 0" (3.05m x 1.22m)

Shower cubicle with raised shower system over, panelled hand basin, low level W/C, heated towel rail, extractor fan, part tiled walls, smooth ceiling incorporating inset downlights, tiled flooring.

Dressing Room

Smooth ceiling with inset downlights, carpet flooring.

Rear Garden

Decked seating area, remainder laid to lawn, outside tap, exterior power & lighting connected, gated side access.

Cabin

Double glazed French doors to front aspect, double glazed windows to front & side aspects, power & lighting connected.

Front Of Property

Block paved driveway providing off-street parking for multiple vehicles, sleeper flower beds & shrubs, gated side access.

Local Authority Information

Castle Point Borough Council

Council Tax Band: D

01268 755626

morganbrookes.co.uk

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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.

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.