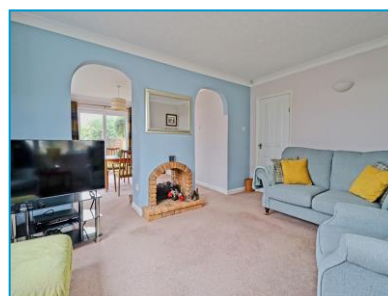
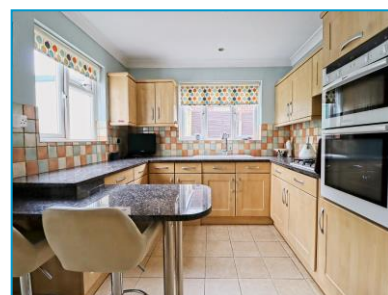




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Queens Road, South Benfleet



Morgan Brookes believe - Situated in one of the most sought after roads in South Benfleet is this beautiful four bedroom extended family home, located within walking distance of local amenities, Benfleet High Road and Train Station. The property boasts good size accommodation throughout offering a separate dining room, utility room, ground floor cloakroom, pretty unoverlooked rear garden with outbuilding being ideal for home office/business use and ample off street parking to the front. The property is being offered with no onward chain.

Our Sellers love - Being in a prime location with a choice of good local schools, being close to The High Road with an abundance of shops & eateries to enjoy as well as having easy access to Benfleet Train Station & local bus routes. The secluded rear garden is wonderful for entertaining friends and family members and having ample off street parking for them when visiting.

Key Features

- Beautiful Extended Detached Home.
- Highly Desirable Rd Next To High Street.
- Walking Distance To Benfleet Train Station.
- Exterior Walls Insulated & Silicone Rendered In 2024.
- Two Reception Rooms.
- 4 Bedrooms 1 With En-Suite.
- Unoverlooked Rear Garden With Outbuilding.
- No Onward Chain.
- Ample Parking & Garage.
- Call Morgan Brookes Today!

**Guide Price £530,000-
£550,000**

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND



morganbrookes.co.uk

Queens Road, South Benfleet

Entrance

Double glazed panelled door to:

Hall

12' 7" x 6' 9" nt 3'0" (3.83m x 2.06m nt 0.91m)

Stairs to first floor accommodation, understairs storage area, radiator, coving to ceiling, carpet flooring, doors to:

Bathroom

9' 2" x 5' 3" (2.79m x 1.60m)

Obscure double glazed window to side aspect, panelled bath, pedestal hand basin, low level WC, radiator, tiled flooring.

Separate WC

5' 7" x 3' 0" (1.70m x 0.91m)

Obscure double glazed window to side aspect, hand basin, low level WC, tiled flooring.

Living Room

14' 6" x 11' 6" (4.42m x 3.50m)

Double glazed window to front and side aspects, feature fireplace, radiator, coving to ceiling, carpet flooring, opening to:

Dining Room

12' 11" x 12' 0" (3.93m x 3.65m)

Double glazed window to side aspect, double glazed sliding doors to rear garden, radiator, coving to ceiling, carpet flooring, door to:

Kitchen

12' 2" x 9' 9" (3.71m x 2.97m)

Double glazed window to side and rear aspects, fitted with a range of wall and base mounted units, fitted oven, space and plumbing for appliances, granite roll top work surfaces including 1 1/2 sink and drainer unit, four ring gas hob with extractor hood over, coving to ceiling, tiled flooring, door to:

Utility Room

7' 0" x 6' 6" (2.13m x 1.98m)

Double glazed window to side aspects, space and plumbing for appliances, boiler, tiled flooring, double glazed panelled door to rear garden.

First Floor Landing

Double glazed window to side aspect, loft access, carpet flooring, doors to:

Bedroom 1

12' 4" x 10' 3" (3.76m x 3.12m)

Double glazed window to rear aspect, fitted wardrobes to one wall, radiator, coving to ceiling, carpet flooring, door to:

En-Suite

8' 3" x 2' 8" (2.51m x 0.81m)

Shower cubicle with wall mounted shower, vanity hand basin, low level WC, coving to ceiling, tiled flooring.

Bedroom 2

11' 9" x 11' 3" (3.58m x 3.43m)

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

Bedroom 3

10' 4" nt 7'8" x 8' 10" (3.15m nt 2.33m x 2.69m)

Double glazed window to front aspect, built in mirror wardrobe, radiator, carpet flooring.

Bedroom 4

12' 11" nt x 6' 5" nt (3.93m nt x 1.95m nt)

Double glazed window to front aspect, eaves storage cupboard, built in storage cupboard housing hot water cylinder, radiator, carpet flooring.

Rear Garden

Pea shingled area, the remainder being laid to lawn with an array of flowers, trees and bushes to borders, pergola, gated side access.

Outbuilding

11' 4" x 7' 3" (3.45m x 2.21m)

Double glazed window and double glazed panelled door to side aspect, power and light connected.

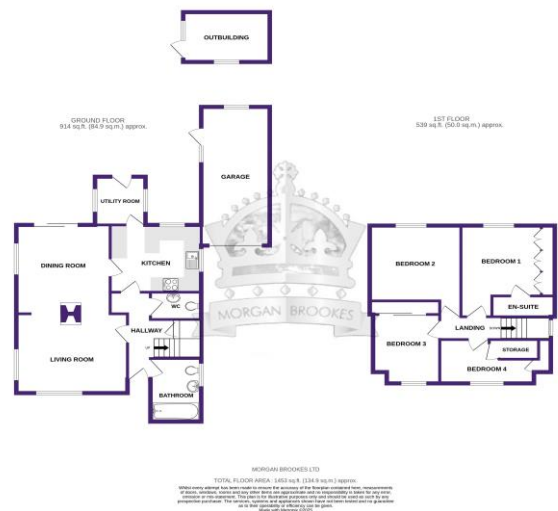
Garage

20' 2" x 9' 0" (6.14m x 2.74m)

Double glazed window and double glazed panelled door to side aspect, power and light connected, up and over door.

Front Of Property

Paved off street parking for approximately 5 vehicles, various flowers beds, trees and shrubs to borders, gated side access.



Local Authority Information

Castle Point Borough Council

Council Tax Band: D

01268 755626

morganbrookes.co.uk

Guide Price £530,000-
£550,000

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.