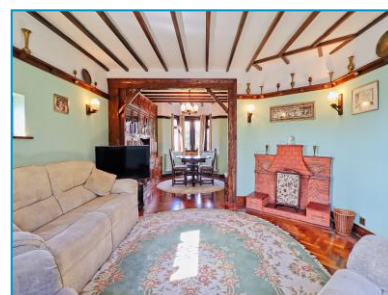




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Essex Way, South Benfleet



Morgan Brookes believe - Located in a highly desirable location on one of the most prestigious roads in South Benfleet, is this fantastic detached family home which boasts country & Thames estuary views! This family home offers huge potential for any buyer wishing to make their own mark on their forever home with the benefit of a treble garage to the rear and is located a short distance to Benfleet Train Station with links to Southend and London Fenchurch Street.

Our Sellers love - The amazing views from the property as they are never the same on any given day, being in a convenient prime location with ample parking and storage. The best part being the garden which the owners loved spending time in.

Key Features

- Three Bedroom Detached Home.
- 26' Living/Dining Room.
- Utility & Conservatory.
- Ground Floor Cloakroom.
- Bathroom & Shower Room.
- 27' Treble Garage.
- Potential To Extend (STPP).
- Sought After Location.
- Call Morgan Brookes Today!

**Offers in Excess of
£600,000**

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Essex Way, South Benfleet

Entrance

Wooden panelled door with glazed panel leading to:

Hall

11' 3" x 8' 10" (3.43m x 2.69m)

Glazed window to front aspect, stairs to first floor, panel heater, solid wood Herringbone flooring, coving to ceiling, doors to:

Living / Dining Room

26' 4" into bay x 13' 11" nt 10'1 (8.02m into bay x 4.24m nt 3.07m)

Living Room: Double glazed bay window to front aspect, double glazed window to side aspect, feature fireplace, panel heater, picture rail, wooden beams to ceiling, solid wood Herringbone flooring, opens to Dining Room : Double glazed French doors with double glazed windows to both sides leading to rear garden, two radiators, picture rail, wooden beams to ceiling, solid wood Herringbone flooring, door to:

Kitchen

18' 8" x 9' 4" (5.69m x 2.84m)

Double glazed window to rear and side aspects, built in storage cupboards, range of fitted walls and base units, work surfaces incorporating 1 and 1/2 bowl stainless steel sink and drainer unit, double fitted oven, space and plumbing for appliances, intercom system linked to the treble garage allowing remote access into the garage, wooden beams to ceiling, tiled flooring, complimentary tiling to walls, doors to utility room & rear lobby.

Utility Room

9' 8" x 5' 4" (2.94m x 1.62m)

Double glazed window to side aspect, space and plumbing for appliances wall mounted boiler, wooden panelled door with glazed panel leading to the front of the property.

Rear Lobby

Double glazed windows to rear and side aspects, double glazed panelled door to rear garden, ample space for outdoor wear and boots.



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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.

Ground Floor Cloakroom

Obscure glazed window to front aspect, hand basin, low level WC.

First Floor Landing

Double glazed window to side aspect, airing cupboard, doors to:

Shower Room

Fully tiled walls, raised shower system

Bedroom 1

14' 0" x 13' 7" into bay (4.26m x 4.14m)

Double glazed bay window to front aspect, double glazed window to side aspect, fitted wardrobes to one wall, radiator, carpet flooring.

Bedroom 2

10' 1" x 13' 7" into bay (3.07m x 4.14m)

Double glazed bay window to front aspect, double glazed window to side aspect, fitted wardrobe to one wall, radiator, carpet flooring.

Bedroom 3

6' 11" x 6' 1" (2.11m x 1.85m)

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

Bathroom

8' 4" x 5' 0" (2.54m x 1.52m)

Obscure double glazed window to rear and side aspects, panelled jacuzzi bath, fitted hand basin, low level WC, heated towel rail, complimentary tiles.

Rear Garden

Paved entertaining area from property, mainly laid to lawn with raised planting areas, mature fruit trees, shed & double glazed garden room to remain. The garden room offers unimpeded views over the Thames estuary and has power connected, fitted blinds, tiled flooring. Path to side and rear aspects, gated side access to both sides. Large area to the side of the property giving the potential to extend (STPP).

Treble Garage

27' 6" x 17' 0" (8.38m x 5.18m)

Electric double up and over garage door, single up and over garage door, power and light connected, large boarded loft space providing significant storage space, inspection pit, door leading to garden, parking in front of garage. There is an intercom system linked to the property from the kitchen located to the outside rear of the garage allowing remote access into the garage.

Front Of Property

Multi level garden being mainly laid to lawn various trees, shrub and flower boarders, path leading to front door.

Local Authority Information:

Castle Point Borough Council

Council Tax Band F

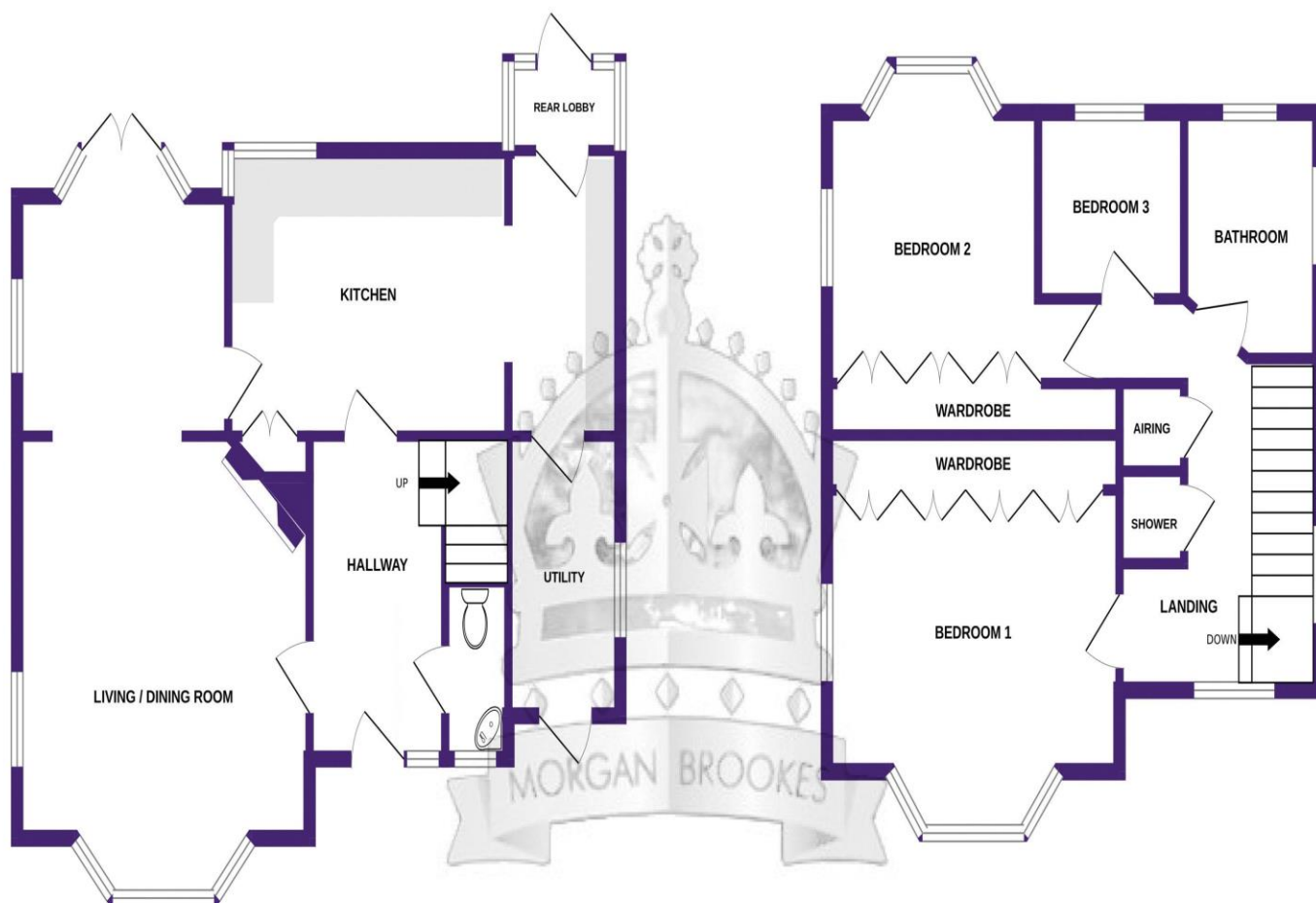


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GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.

1ST FLOOR
516 sq.ft. (48.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1163 sq.ft. (108.1 sq.m.) approx.

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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