





# Stanway Road, Benfleet







**Morgan Brookes believe** - This three bedroom semi detached house is ideal for family life offering modern and contemporary living. The property has a spacious and bright feel throughout. Being located close to local schools and Villa Park recreational ground. The property offers a good size rear garden and ample off street parking to the front.

Our Sellers love - It's prime location with easy access to the A127 and A13 being located close to local shops and restaurants to enjoy dining out and socialising with friends and family.

## **Key Features**

- Guide Price £400,000 - £425,000
- Extended Semi Detached House.
- Three Bedrooms.
- Fitted Kitchen Installed Sept 2024.

- Combi Boiler Installed August 2021.
- Ample Off Street Parking & Garage.
- Within Easy Reach Of Local Schools.
- Walking Distance To Villa Park.

### Guide Price £400,000 -£425,000



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#### Entrance

Single glazed wood panelled door to:

#### Porch

**8' 9'' nt 5''5' x 4' 2'' nt 2''6' (2.66m nt 1.65m x 1.27m nt 0.76m)** Two double glazed windows to front aspect, tiled flooring, single glazed wood panelled door to:

#### Hallway

#### 15' 1" x 5' 9" (4.59m x 1.75m)

Radiator, built in storage cupboard, understairs storage area, wood effect flooring, stairs to first floor accommodation, coving to smooth ceiling, doors to:

#### **Ground Floor Cloakroom**

#### 7' 3'' x 2' 6'' (2.21m x 0.76m)

Single glazed window to front, low level WC, vanity hand basin, coving to smooth ceiling, tiled flooring.

#### Kitchen

#### 10' 7'' x 8' 2'' (3.22m x 2.49m)

Double glazed window to side aspect, fitted with a range of base and wall mounted units, square edge work surfaces, built in oven, microwave, 4 point induction hob with extractor over, integrated dishwasher, space and plumbing for appliances, stainless steel sink and drainer unit, coving to smooth ceiling with downlights, tiled flooring.

#### Living Room

#### 17' 0" x 11' 9" (5.18m x 3.58m)

Radiator, coving to smooth ceiling with downlights, wood effect flooring, glazed panelled double doors to:

#### **Dining Area**

#### 15' 9" x 7' 6" (4.80m x 2.28m)

Double glazed French doors to rear garden, two double glazed windows to rear aspect, double glazed window to side aspect, radiator, smooth ceiling with downlights, tiled flooring.

#### Landing

#### 10' 8" x 5' 7" (3.25m x 1.70m)

Radiator, built in storage cupboard, coving to smooth ceiling with downlights and loft access, carpet flooring, doors to:

#### Bedroom 1

17' 0'' x 9' 9'' (5.18m x 2.97m)

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

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#### Bedroom 2 11' 6'' x 8' 8'' (3.50m x 2.64m)

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

#### Bedroom 3

12' 0'' x 7' 6'' (3.65m x 2.28m)

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

#### Bathroom

#### 6' 2'' x 5' 6'' (1.88m x 1.68m)

Obscure double glazed window to side aspect, low level WC, vanity hand basin, panelled bath with rainforest shower head and separate hand shower attachment, heated towel rail, smooth ceiling with downlights, tiled flooring.

#### **Rear Garden**

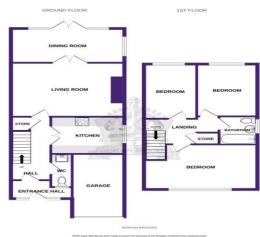
Commencing paved patio area, the remainder being laid to lawn, side gate leading to the front of the property.

#### **Front Of Property**

Driveway offering off street parking for 4 cars.

#### Garage

Up and over door, boiler.



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Local Authority Information Castle Point Borough Council Council Tax Band: C

# 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.

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