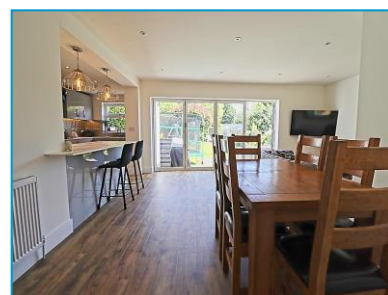




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Western Road, Benfleet



Morgan Brookes believe - This beautiful detached home offers spacious and versatile accommodation for the modern growing family, offering a bright and airy kitchen / family room with separate living room, ground floor cloakroom, utility & study. Offering a good size rear garden to be enjoyed with friends and family in the summer months.

Our Sellers love - The great open living space that's perfect for relaxing or entertaining and they love being just a 2 minute walk from the woods & being super close to Hadleigh & Thundersley village, which makes everything really convenient.

Key Features

- Beautiful Detached Family Home.
- Four Bedrooms.
- Kitchen / Family Room.
- Separate Living Room.
- Study & Utility Room.
- En-Suite To Master Bedroom.
- Ample Parking.
- Popular Daws Heath Location.

**Offers in Excess of
£575,000**

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Western Road, Benfleet

Entrance

Obscure double glazed panelled door to:

Hallway

20' 11" x 11' 1" nt 6' 2" (6.37m x 3.38m nt 1.88m)

Obscure double glazed window to front aspect, stairs to first floor, radiator, smooth ceiling incorporating down lights, doors to:

Living Room

12' 5" x 12' 4" (3.78m x 3.76m)

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

Ground Floor Cloakroom

7' 6" x 2' 9" (2.28m x 0.84m)

Obscure double glazed window to side aspect, hand basin, low level WC, smooth ceiling incorporating down lights and extractor fan, wood effect flooring.

Study

8' 4" x 7' 7" (2.54m x 2.31m)

Obscure double glazed window to side aspect, radiator, smooth ceiling incorporating down lights, carpet flooring.

Open Plan Kitchen / Family Room

27' 2" nt 11' 0" x 24' 6" nt 17' 5" (8.27m nt 3.35m x 7.46m nt 5.30m)

Family Room 18' 9" x 17' 5" (5.71m x 5.30m) Double glazed bi folding doors to rear garden, two radiators with decorative covers, smooth ceiling incorporating down lights, wood effect flooring, opens to: Kitchen 16' 5" x 9' 3" (5.00m x 2.81m) Double glazed window to rear aspect, range of fitted wall and base units, roll top work surfaces incorporating 5 point gas hob with extractor hood over, one and a half bowl stainless steel sink and drainer unit, fitted double oven, integrated fridge/freezer, splash back tiling, radiator, smooth ceiling incorporating down lights, wood effect flooring.

Utility Room

7' 6" x 7' 0" (2.28m x 2.13m)

Obscure double glazed window to side aspect, range of fitted wall and base units, roll edge work surfaces incorporating one and a half bowl



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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.

stainless steel sink and drainer unit, space and plumbing for appliances, splash back tiling, stainless steel heated towel rail, smooth ceiling incorporating down lights, wood effect flooring.

First Floor Landing

13' 1" nt 9' 11" x 9' 5" nt 3' 0" (3.98m nt 3.02m x 2.87m nt 0.91m)

Obscure double glazed window to side aspect, built in storage cupboard, smooth ceiling incorporating loft access, doors to:

Master Bedroom

15' 9" x 12' 4" (4.80m x 3.76m)

Double glazed window to front aspect, feature panelled wall, radiator, smooth ceiling, carpet flooring, door to:

En-Suite

7' 7" x 4' 1" (2.31m x 1.24m)

Double glazed Velux window to front aspect, walk in shower cubicle, vanity hand basin, low level WC, complimentary tiling to walls and flooring, stainless steel heated towel rail, smooth ceiling incorporating down lights and extractor fan.

Bedroom 2

12' 4" x 9' 1" (3.76m x 2.77m)

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

Bedroom 3

9' 2" x 9' 2" (2.79m x 2.79m)

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

Bedroom 4

9' 4" x 8' 1" (2.84m x 2.46m)

Double glazed window to side aspect, radiator, built in storage area, open storage area, carpet flooring.

Family Bathroom

9' 6" x 5' 10" (2.89m x 1.78m)

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

Garden

Commencing with a paved seating area, the remainder being laid to lawn with flower and shrub borders, further paved seating area to the rear of the garden, side access.

Front Of Property

Block paved driveway offering off street parking for up to 3 vehicles, flowers to borders, low boundary wall.

Garage

Up and over roller door, power and light connected.

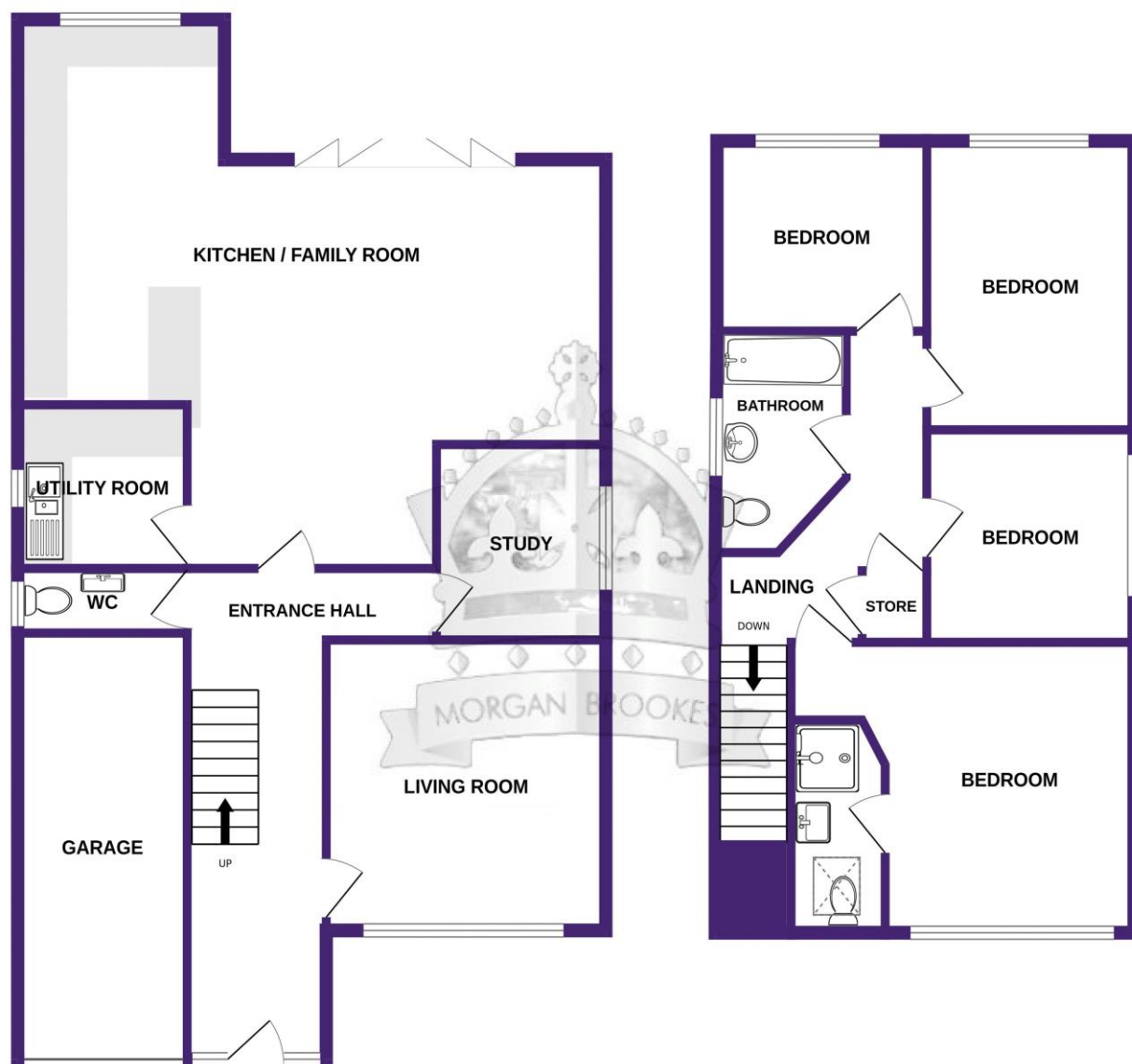


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GROUND FLOOR

1ST FLOOR



MORGAN BROOKES

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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