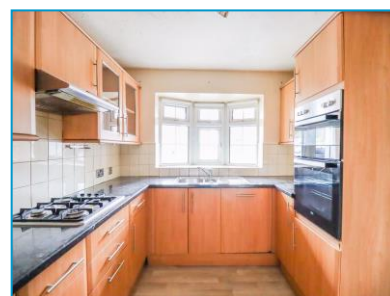




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## High Road, Benfleet



**Morgan Brookes believe** – This large detached home, available from the end of July, is a fantastic opportunity for families seeking space and comfort in the sought-after South Benfleet area. Featuring four great sized bedrooms, a garage, parking for multiple vehicles, a private secluded garden, and close proximity to local amenities and top Ofsted-rated schools, it has everything needed for ideal family living.

### Key Features

- Available From End of July.
- Large Detached House With Garage.
- Four Great Sized Bedrooms.
- Popular South Benfleet Location.
- Parking For Multiple Vehicles.
- Private, Secluded Garden.
- Catchment For Brilliant Ofsted Rated Schools.
- Household Income: £55,100.00+ Per Annum Required For Affordability

**Monthly Rental Of  
£1,900**

T 01268 755 626 E [info@morganbrookes.co.uk](mailto:info@morganbrookes.co.uk) A 105 High St | Benfleet | SS7 1ND



[morganbrookes.co.uk](http://morganbrookes.co.uk)

# High Road, Benfleet

## Entrance

Single glazed panel door leading to:

## Hallway

19' 9" x 3' 4" (6.02m x 1.02m)

Radiator, stair leading to first floor accommodation, carpet flooring, doors leading to:

## Kitchen

19' 7" x 9' 0" (5.96m x 2.74m)

Double glazed bay window to the front aspect, a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, four point gas hob with extractor fan over, integrated oven, fridge freezer, dishwasher, wood effect flooring.

## Dining Room

9' 8" x 8' 4" (2.94m x 2.54m)

Double glazed window to the side aspect, radiator, carpet flooring.

## Living Room

18' 4" x 13' 0" (5.58m x 3.96m)

Double glazed window to rear aspect, double glazed French doors leading to rear garden, carpet flooring, radiator.

## Ground Floor W/C

8' 3" x 2' 6" (2.51m x 0.76m)

Obscure double glazed window to rear aspect, pedestal wash hand basin, low level W/C, radiator, tiled walls, wood effect flooring.

## Landing

10' 0" x 7' 2" (3.05m x 2.18m)

Double glazed window to side aspect, storage cupboard, carpet flooring.

## Master Bedroom

12' 6" x 10' 10" (3.81m x 3.30m)

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

## Second Bedroom

13' 8" x 10' 10" (4.16m x 3.30m)

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

## Third Bedroom

13' 7" x 7' 2" (4.14m x 2.18m)

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

## Fourth Bedroom

9' 5" x 7' 2" (2.87m x 2.18m)

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

## Bathroom

8' 1" x 6' 11" (2.46m x 2.11m)

Double glazed window to side aspect, panelled bath, shower cubicle incorporating a raised shower system, pedestal wash hand basin, low level W/C, tiled walls, wood effect flooring.

## Garden

Patio seating area, mostly laid to lawn, shrub & flower areas.

## Front Of Property

Paved driveway with parking for multiple vehicles, shrub & flower beds.

## Garage

Up & over door.

## Additional Information

Rent: £1,900.00

Deposit: £2192.31

Minimum Tenancy Length: 12 Months

Available From: End of July.



## Local Authority Information

Castle Point Borough Council

**Council Tax Band: E**

01268 755626

morganbrookes.co.uk

**Monthly Rental Of  
£1,900**

### 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.