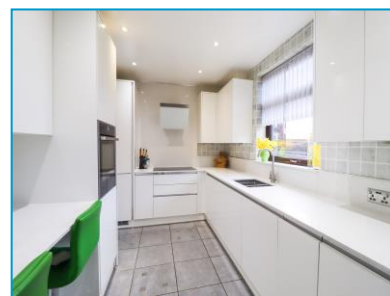




**MORGAN
BROOKES**
≡ ESTATE AGENTS ≡
HELPING YOU GROW



Essex Way, Benfleet



Morgan Brookes believe - Located in a highly desirable location on one of the most prestigious roads in South Benfleet, is this incredible detached family home which boasts stunning panoramic country & Thames estuary views! This fantastic home offers ample space internally & externally with accommodation arranged over three floors & acquires a contemporary kitchen, spacious living room with separate dining room, conservatory leading to a landscaped garden, five double bedrooms including an en-suite to master & family bathroom with a potential for a driveway (STPP).

Our Sellers love - Enjoying a tipple in the hot tub whilst entertaining with family on a summers day or taking a short stroll to the Boyce Hill Country Club to meet with friends!

Key Features

- Impressive Detached Family Home.
- Five Double Bedrooms with En-Suite to Master.
- Stunning Country Views.
- Contemporary Fitted Kitchen.
- Spacious & Very Versatile Accommodation Throughout.
- Landscaped Rear Garden with Hot Tub.
- Large Garage Providing Off-Street Parking.
- Highly Regarded South Benfleet Location.

**Offers in Excess of
£600,000**

Essex Way, Benfleet

Entrance

Obscure double glazed panelled door leading to:

Entrance Hallway

14' 2" x 6' 6" (4.31m x 1.98m)

Radiator, stairs leading to first floor accommodation, under stairs storage area, coving to a smooth ceiling, solid oak wood flooring, doors leading to:

Kitchen

14' 0" x 8' 11" (4.26m x 2.72m)

Double glazed window to rear aspect, obscure double glazed door leading to side aspect, a range of base & wall mounted units, quartz work surfaces incorporating sink & drainer, induction hob incorporating extractor fan over, integrated cooker, integrated dishwasher & washing machine, part tiled walls, smooth ceiling incorporating inset downlights, tiled flooring incorporating under floor heating.

Dining Room

13' 11" x 10' 6" (4.24m x 3.20m)

Double glazed windows to front & side aspects, radiator, parquet flooring.

Living Room

27' 8" x 12' 0" (8.43m x 3.65m)

Double glazed window to front & side aspects, feature fireplace, radiators, coving to a smooth ceiling, double glazed patio doors leading to:

Conservatory

10' 11" x 5' 11" (3.32m x 1.80m)

Double glazed windows to rear & side aspect, tiled flooring, double glazed French doors leading to rear garden.

Cloakroom

4' 4" x 3' 1" (1.32m x 0.94m)

Obscure double glazed window to front aspect, wash hand basin, low level W/C, tiled flooring.

Landing

14' 5" x 6' 6" (4.39m x 1.98m)

Obscure double glazed window to side aspect, storage cupboards, radiator, stairs leading to second floor accommodation, doors leading to:

Master Bedroom

16' 11" x 12' 0" (5.15m x 3.65m)

Double glazed windows to rear & side aspects, fitted wardrobes, radiator, carpet flooring, door leading to:

En-Suite

8' 4" x 4' 4" (2.54m x 1.32m)

Large shower cubicle incorporating a raised shower system serviced with a power shower pump, wash hand basin set in vanity unit, heated towel rail, low level W/C, tiled walls, smooth ceiling incorporating inset down lights, tiled flooring.

Second Bedroom

13' 11" x 13' 1" (4.24m x 3.98m)

Double glazed window to front & side aspects, fitted wardrobes, vanity unit fitted with a wash hand basin, radiator, carpet flooring.

Third Bedroom/Sun Lounge/Office

13' 2" x 9' 3" (4.01m x 2.82m)

Double glazed windows to front & side aspects, radiator, wood effect flooring.

Family Bathroom

9' 5" x 5' 1" (2.87m x 1.55m)

Obscure double glazed windows to side & rear aspects, paneled bath incorporating a raised shower system over serviced with a power shower pump, shower screen, wash hand basin set in vanity unit, heated towel rail, low level W/C, tiled walls, smooth ceiling incorporating inset down lights, tiled flooring.

Second Floor Landing

Walk in loft access, carpet flooring, doors leading to:

Fourth Bedroom

13' 5" x 12' 4" (4.09m x 3.76m)

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

Fifth Bedroom

14' 2" x 7' 5" (4.31m x 2.26m)

Double glazed window to front aspect, eaves storage housing a water tank & fuse box, radiator, carpet flooring.

Rear Garden

Composite decked seating area, paved entertainment area, mainly laid to artificial lawn, hot tub to remain, gated rear access.

Garage

18' 4" x 16' 1" (5.58m x 4.90m)

Power & lighting, providing parking for two vehicles, electric up & over door with two remote controls.

Front Of Property

Established shrubs & flowers, decorative stone boarder, paved walk way, mainly laid to lawn.

Local Authority Information

Castle Point Borough Council

Council Tax Band: G

01268 755626

morganbrookes.co.uk

**Offers in Excess of
£600,000**

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.