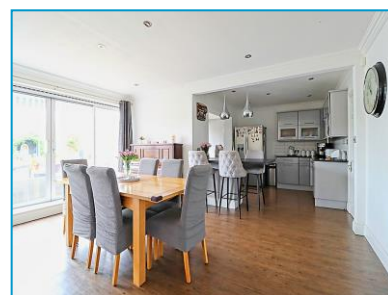




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Green Road, South Benfleet



Morgan Brookes believe - Nestled in a highly sought-after area, this stunning 4-bedroom detached home offers the perfect blend of space, tranquility, and convenience. Just a short walk from the train station and close to local recreational parks, it's ideally located for both commuters and families alike.

Key Features

- Beautiful Extended 4 Bedroom Detached House.
- Large 1 Bedroom Annex.
- Separate Out Building.
- Utility Room & Ground Floor Cloakroom.
- Open Plan Kitchen / Dining Room.
- En-Suite To Master Bedroom.
- Walking Distance to Train Station.

**Guide Price £650,000 -
£675,000**

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Green Road, South Benfleet

Entrance

Obscure double glazed panelled door to:

Hall

11' 9" x 6' 7" (3.58m x 2.01m)

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

Ground Floor Cloakroom

8' 6" x 3' 1" (2.59m x 0.94m)

Obscure double glazed window to front aspect, low level WC, vanity hand basin, radiator, complimentary tiling to walls.

Living Room

19' 10" x 12' 6" (6.04m x 3.81m)

Double glazed window to front aspect, radiator, coving to ceiling incorporating down lights, opening to:

Dining Room

16' 10" x 12' 5" (5.13m x 3.78m)

Double glazed patio doors to garden, radiator, coving to ceiling incorporating down lights, opening to:

Kitchen

17' 7" nt 12'7" x 16' 7" nt 5'7" (5.36m nt 3.03m x 5.05m nt 1.70m)

Double glazed window to rear aspect, double glazed panelled door to garden, fitted with a range of base and wall mounted units, roll top work surfaces incorporating 4 point gas hob with extractor over, sink and drainer, fitted oven, space and plumbing for appliances, splash back tiling, coving to ceiling incorporating down lights, underfloor heating, door to:

Utility Room

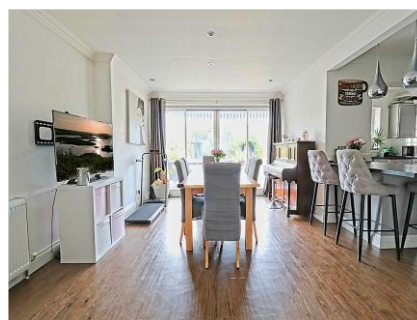
6' 0" x 4' 11" (1.83m x 1.50m)

Fitted range of wall and base units with roll top work surfaces, space and plumbing for appliances, under floor heating.

First Floor Landing

19' 3" x 5' 10" (5.86m x 1.78m)

Double glazed window to front aspect, coving to ceiling incorporating loft access and down lights, carpet flooring, doors to:



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**Guide Price £650,000
- £675,000**

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.

Bedroom 1**14' 9" x 12' 5" (4.49m x 3.78m)**

Double glazed window to front aspect, radiator, built in storage area, coving to ceiling incorporating down lights, wood effect flooring, door to:

En-Suite**9' 4" x 4' 8" (2.84m x 1.42m)**

Obscure double glazed window to side aspect, shower cubicle, vanity hand basin, low level WC, complimentary tiling to walls and flooring, under floor heating, coving to ceiling.

Bedroom 2**12' 5" x 9' 10" (3.78m x 2.99m)**

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

Bedroom 3**10' 2" x 9' 10" (3.10m x 2.99m)**

Double glazed window to rear aspect, radiator, fitted bedroom furniture, coving to ceiling incorporating down lights, carpet flooring.

Bedroom 4**10' 3" x 9' 0" (3.12m x 2.74m)**

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

Bathroom**9' 10" x 5' 7" (2.99m x 1.70m)**

Obscure double glazed window to rear aspect, panelled bath with hand held shower, double shower cubicle, vanity hand basin, low level WC, fitted storage units, complimentary tiling to walls and flooring, under floor heating, smooth ceiling incorporating down lights, extractor fan.

Rear Garden

Paved entertaining area, from house, artificial grass, path to rear, flower, shrub and tree borders, gated side access.

Out Building**12' 3" x 7' 1" (3.73m x 2.16m)**

Double glazed French doors with double glazed windows to both sides, 3 storage cupboards, ceiling incorporating down lights.

Front Of Property

Block paved off street parking for up to 5 vehicles, low boundary wall to front aspect.

Separate Annex**Entrance**

Independent obscure double glazed door to:

Living Room**16' 2" x 13' 3" (4.92m x 4.04m)**

Double glazed window to front aspect, radiator, ceiling incorporating down lights, wood effect flooring, opening to:

Kitchen

Fitted with a range of base and wall mounted units, roll top work surfaces incorporating 4 point electric hob, stainless steel sink and drainer unit, splash back tiling, fitted oven, ceiling incorporating down lights, wood effect flooring, door to:

Inner Hall**6' 9" x 4' 10" (2.06m x 1.47m)**

Ceiling incorporating down lights, wood effect flooring, storage space, door to:

Utility Room

Space and plumbing for appliances.

Bedroom**14' 3" x 8' 10" (4.34m x 2.69m)**

Double glazed French doors with double glazed windows to both sides, radiator, coving to ceiling incorporating down lights, wood effect flooring, door to:

En-Suite**8' 8" x 3' 0" (2.64m x 0.91m)**

Shower cubicle, hand basin, low level WC, complimentary tiling to walls.



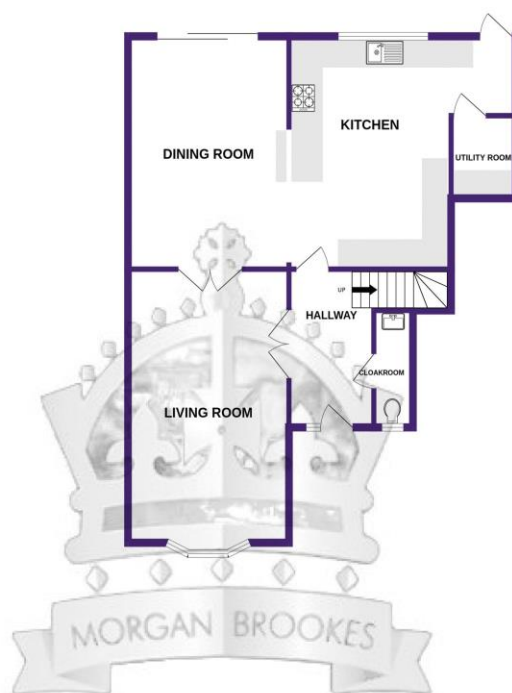
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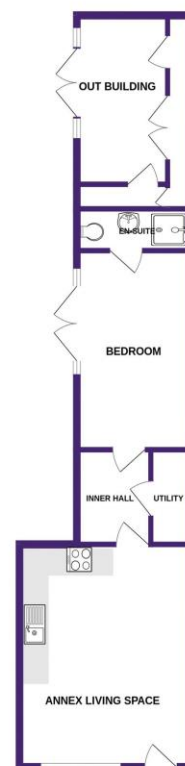
1ST FLOOR
706 sq.ft. (65.8 sq.m.) approx.



GROUND FLOOR
852 sq.ft. (79.2 sq.m.) approx.



ANNEX & OUT BUILDING
552 sq.ft. (51.3 sq.m.) approx.



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TOTAL FLOOR AREA : 2111 sq.ft. (196.1 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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