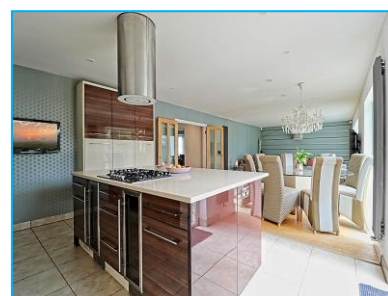
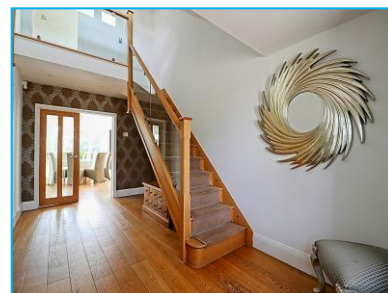




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Benfleet Road, Benfleet



Morgan Brookes believe - This beautifully maintained family residence sits on one of the most desirable roads in Essex, Benfleet Road. Positioned on the favoured south side and sitting on approximately a third of an acre, this is a home that needs to be seen.

Our Sellers love - Entertaining family and friends in the open plan living space, overlooking the huge gorgeous rear garden. Enjoying the versatile accommodation, with 3 bedrooms to the ground floor and an incredible master to the first.

Key Features

- A Stunning Detached Residence.
- One Of The Most Desirable Roads In Essex.
- Approximately A Third Of An Acre.
- Previous Planning Permission Passed.
- Incredible Master Bedroom With En-Suite & Balcony.
- His & Her Dressing Rooms.

£1,350,000

Benfleet Road, Benfleet

Entrance

Double glazed panelled door with double glazed windows to both side aspects.

Entrance Hallway

25' 5" nt 9' 2" x 20' 9" nt 5' 0" (7.74m nt 2.79m x 6.32m nt 1.52m)

American oak stairs case with glass balustrade leading to first floor, radiator, Minstrels gallery and LED lighting, smooth high vaulted ceiling incorporating down lights, oak wood flooring, doors to:

Open Plan Living Space

39' 0" x 15' 0" (11.88m x 4.57m)

Kitchen: Fitted with a range of bespoke German style hi gloss Tri coloured base and wall mounted units, Granite work surfaces incorporating stainless steel sink unit, five ring Smeg gas hob, twin integrated wine chillers and further integrated fridge, twin dishwashers, twin fan assisted ovens, microwave & coffee maker, complimentary glass splash backs, 42" TV, space for appliances, smooth ceiling incorporating down lights, tiled flooring, opening to:

Living Area : Double glazed bay window to rear aspect, 50" flat screen cinema Smart TV on hydraulic canter levered mount, radiator, smooth ceiling incorporating down lights, oak wood flooring opening to: Morning Room: Double glazed windows to rear and side aspects with double glazed French door to rear garden, radiator, oak wood flooring.

Utility Room

8' 3" x 5' 8" (2.51m x 1.73m)

Double glazed window to rear aspect, double glazed French doors leading to rear garden, Granite work surfaces incorporating laundry sink with waste disposal unit, integrated washing machine & tumble dryer, door to walk in Pantry with further storage area, walk in Airing Cupboard housing pressurised cylinder with shelving, smooth ceiling incorporating down lights, tiled flooring.

Living Room

17' 7" x 13' 6" (5.36m x 4.11m)

Double glazed bay window to front aspect, radiator, feature marble fireplace, integrated home cinema system with 42" TV, smooth ceiling, double doors to Hallway, parquet flooring.

Bedroom 2

13' 9" x 11' 1" (4.19m x 3.38m)

Double glazed window to front aspect, radiator, coving to smooth ceiling, carpet flooring, triple mirror fronted built in wardrobes, door to:

En-Suite Shower Room

Obscure double glazed window to rear aspect, shower cubicle, floating hand unit with push button WC, complimentary tiling to walls and flooring, stainless steel heated towel rail, smooth ceiling incorporating down lights.



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£1,350,000

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 4**12' 7" x 9' 7" (3.83m x 2.92m)**

Double glazed window to front aspect, coving to smooth ceiling incorporating down lights, parquet flooring.

Family Bathroom

Obscure double glazed window to side aspect, panelled bath with raised shower system and shower screen, floating hand basin with push button WC, integrated vanity mirror, complimentary part tiling to walls, smooth ceiling incorporating down lights, polished effect granite flooring.

Cloakroom

Edwardian style vanity hand basin, push button WC, radiator, stainless steel heated towel rail, smooth ceiling incorporating extractor fan, polished granite flooring.

First Floor Landing

Carpet flooring, door to:

First Floor Master Suite**19' 6" x 17' 4" nt 13'1" (5.94m x 5.28m nt 3.98m)**

Double glazed sky light window to side aspect, double glazed bi folding doors leading to balcony, raised wooden surround with integrated Corbusier Inspired Horizon glass bath with shower attachment, radiator, 40" wall mounted flat screen TV, coving to smooth ceiling incorporating down lights, carpet flooring, doors to:

Her Dressing Room

Double glazed sky light window to side aspect, fitted with various floor to ceiling storage units incorporating dressing table, hanging shelves and shoe storage.

His Dressing Room

Fully fitted with hanging storage units, access to AV CCTV distribution cupboard, access to further storage area.

En-Suite

Double glazed French doors leading to balcony, double width walk in shower with waterfall style shower head and body jets, integrated Bagno shower TV, vanity twin hand basins with full height heated mirror above, low level WC and bidet, complimentary tiling to walls and flooring, smooth ceiling incorporating down lights & speaker system.

Balcony With Views

Glass retaining balustrade.

Rear Garden**120' 0" x 70' 0" (36.55m x 21.32m)**

Raised paved entertaining area from the property, remainder being laid to lawn with established shrubs and trees, wrought iron gates giving side access, summer house to remain.

Detached Garage**22' 4" x 11' 0" (6.80m x 3.35m)**

Up and over door, power and light connected, vaulted ceiling offering storage area.

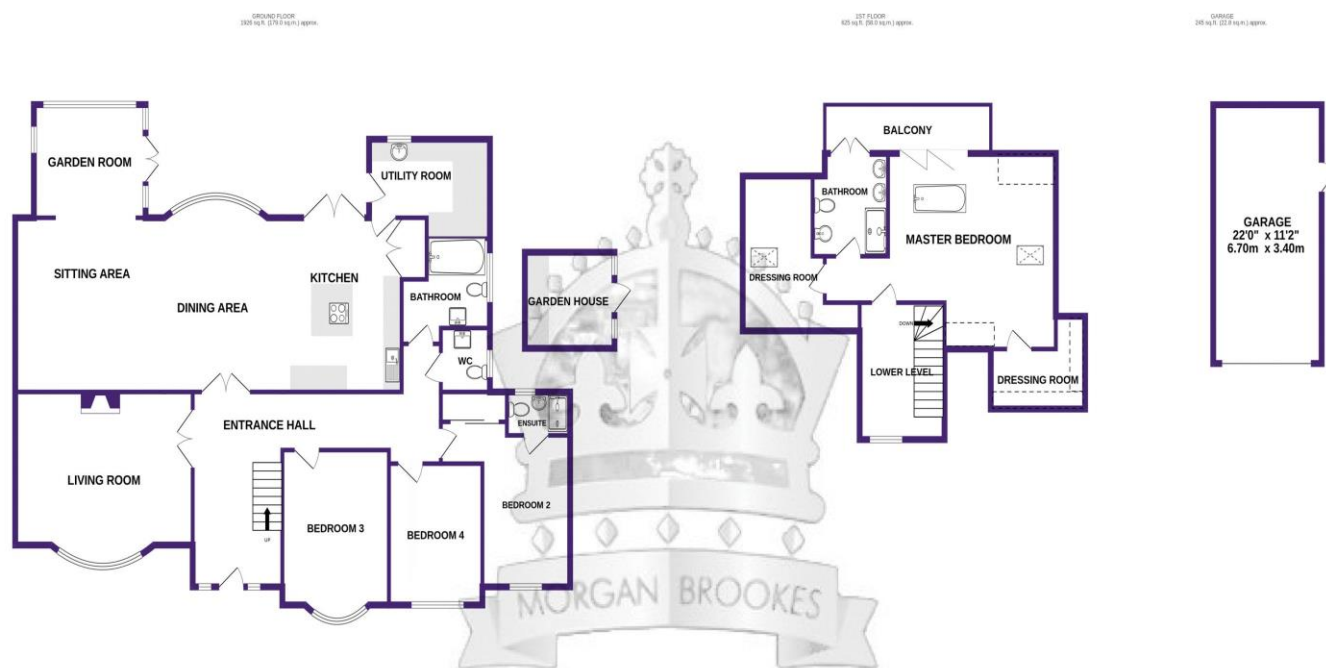
Front Of Property

Extensive block paved sweeping in and out driveway offering ample off road parking, lawned area with established flower bed borders, covered carport



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TOTAL FLOOR AREA : 2796 sq.ft. (259.8 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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