



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Kents Hill Road North, Benfleet



Morgan Brookes believe - This beautifully refurbished detached family home offers the perfect blend of style and space for the modern growing family being positioned in a desirable area within close proximity to local amenities, transport links and good infant, junior and secondary schools.

Our Sellers love- How they have transformed their house from being uninhabitable to a fully functional warming family home. They have taken time to make sure it has everything a family would need, ready to move straight into.

Key Features

- Beautiful Home.
- Refurbished To A High Standard Throughout.
- Four Double Bedrooms.
- Family Room & Separate Living Room.
- Shower Room & Bathroom.
- West Facing Rear Garden.

**Guide Price £650,000 -
£675,000**

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Kents Hill Road North, Benfleet

Entrance

Double glazed panelled door to:

Entrance Hallway

Smooth ceiling incorporating downlights, Amtico flooring, doors to:

Kitchen / Dining Room

23' 3" x 20' 2" (7.08m x 6.14m)

Two double glazed windows to side aspect, double glazed bi folding doors to rear garden, range of fitted base and wall mounted units, quartz square edge work surfaces incorporating double Butler sink, induction hob, integrated wine cooler, fridge / freezer, dishwasher, electric oven, microwave, complimentary part tiling to walls, understairs storage cupboard, stairs to first floor, Amtico flooring with underfloor heating, smooth ceiling incorporating downlights and speaker system, air conditioning unit, door to:



Utility Room

7' 9" x 6' 4" (2.36m x 1.93m)

Range of fitted base and wall mounted units, quartz square edge work surfaces incorporating Butler sink, space and plumbing for appliances, boiler, Amtico flooring with underfloor heating, smooth ceiling incorporating downlights.



Ground Floor Bedroom 2

13' 11" x 13' 7" (4.24m x 4.14m)

Double glazed window to front aspect, radiator, air conditioning unit, smooth ceiling incorporating downlights, carpet flooring.

Living Room

23' 8" x 12' 2" (7.21m x 3.71m)

Double glazed windows to front and rear aspects, air conditioning unit, smooth ceiling incorporating downlights, Amtico flooring with underfloor heating.



Ground Floor Shower Room

9' 2" x 5' 6" (2.79m x 1.68m)

Obscure double glazed window to side aspect, fitted unit incorporating hand basin, floating WC with concealed cistern, walk in double shower cubicle, heated towel rail, smooth ceiling incorporating downlights, Amtico flooring with underfloor heating.

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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.

First Floor Landing**5' 9" x 4' 4" (1.75m x 1.32m)**

Smooth ceiling incorporating downlights, carpet flooring, doors to:

Master Bedroom**14' 4" x 13' 4" (4.37m x 4.06m)**

Double glazed window to front aspect, radiator, walk in wardrobe with ceiling down lights, radiator, air conditioning unit, smooth ceiling incorporating downlights, carpet flooring.

Bedroom 3**15' 0" x 9' 3" (4.57m x 2.82m)**

Double glazed windows to rear and side aspects, radiator, fitted wardrobes, smooth ceiling incorporating downlights and speaker system, carpet flooring.

Bedroom 4**10' 8" x 9' 3" (3.25m x 2.82m)**

Double glazed window to rear aspect, radiator, smooth ceiling incorporating downlights and speaker system, carpet flooring.

Bathroom**6' 3" x 5' 6" (1.90m x 1.68m)**

Obscure double glazed window to side aspect, low level WC, vanity hand basin, bath, heated towel rail, smooth ceiling incorporating downlights and speaker system, complimentary tiling to walls, tiled flooring with underfloor heating.

Rear Garden

Large paved entertaining area immediately from the property, the remainder being laid to lawn with a raised flowerbed to one boundary, paved pathway leading to the garden room, gated side access.

Garden Room

Double glazed French doors to front aspect, radiator, smooth ceiling incorporating downlights, wood effect flooring.

Front Of Property

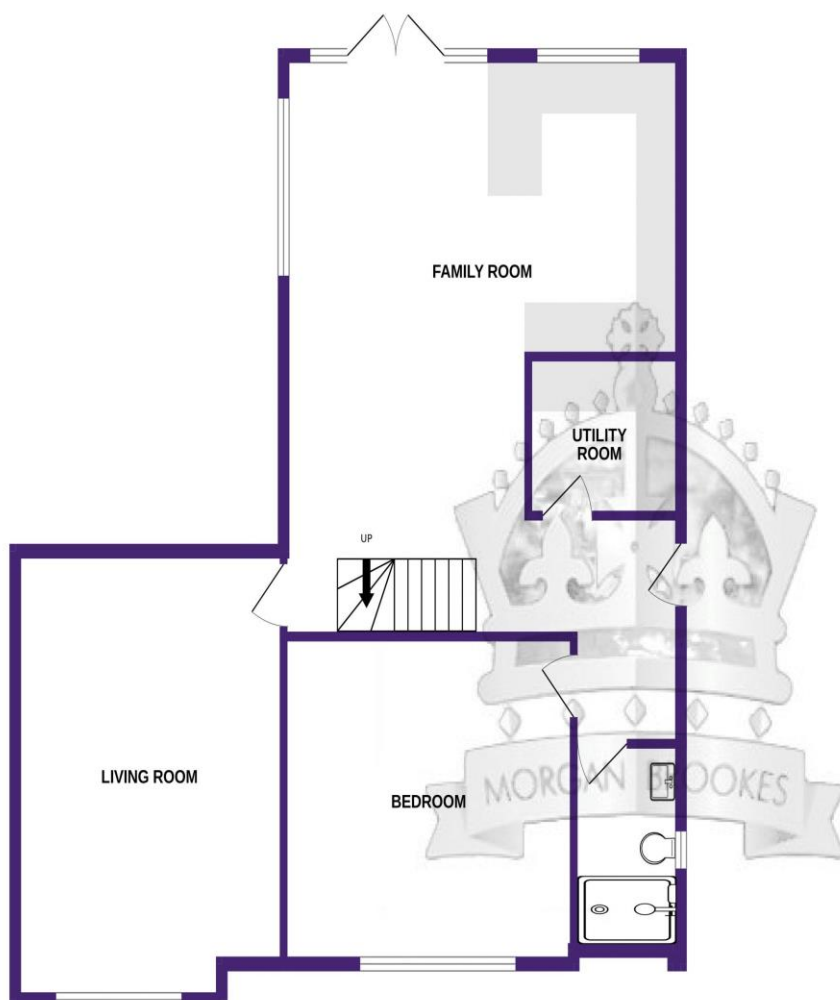
Block paved off street parking for multiple cars, electric charger point.

Local Authority Information**Castle Point Borough Council****Council Tax Band: D**

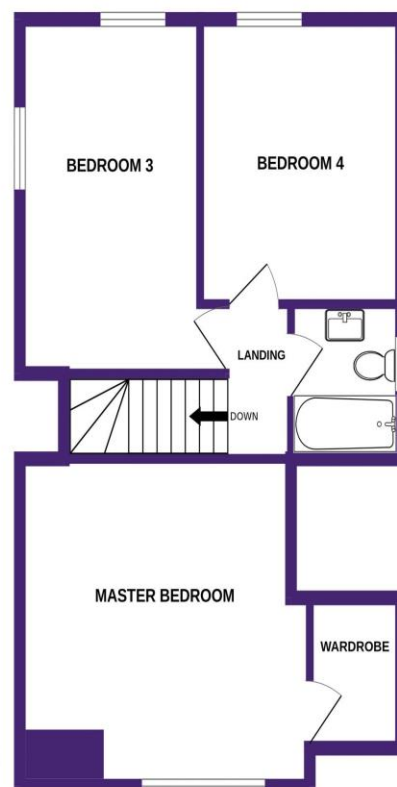
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GROUND FLOOR



1ST FLOOR



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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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