



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## St. Marys Drive, South Benfleet



**Morgan Brookes believe** - Situated just a short walk to Benfleet Train Station, this charming property offers convenience for commuters and families alike. Boasting a generous 21' modern kitchen/breakfast room, two reception rooms, shower room, bathroom, a good size South facing rear garden and the potential to extend (STPP) this property is perfect for growing families.

**Our Sellers love** - How spacious the property is and the convenience of being located close to the station, local shops and Benfleet Downs.

### Key Features

- Four Bedroom Family Home.
- 21' Kitchen/Diner.
- Three Reception Rooms.
- Two Bathrooms.
- South Facing Rear Garden.
- Walking Distance To Benfleet Train Station.

### Guide Price

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)

# St. Marys Drive, South

## Entrance

Obscure double glazed panelled door to:

## Entrance Hall

**12' 9" nt 6'1" x 10' 5" nt 6'6" (3.88m nt 1.85m x 3.17m nt 1.98m)**

Double glazed window to side aspect, feature radiator, stairs to first floor, under stairs storage area, coving to ceiling, wood effect flooring, doors to:



## Living Room

**16' 4" x 10' 11" (4.97m x 3.32m)**

Two double glazed windows to front aspect, radiator, coving to ceiling, wood effect flooring.



## Dining Room

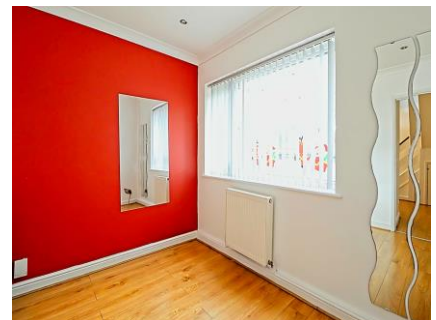
**9' 5" x 8' 5" (2.87m x 2.56m)**

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

## Kitchen / Diner

**21' 8" x 11' 0" (6.60m x 3.35m)**

Double glazed window to rear aspect, obscure double glazed window to rear aspect, fitted with a range of base and wall mounted units, work surfaces incorporating sink and drainer unit, fitted gas hob with extractor over, integrated fridge/freezer, dishwasher, wine cooler, Neff oven, microwave and coffee maker, breakfast bar, coving to ceiling, Amtico flooring.



## Study/Playroom

**9' 5" x 8' 5" (2.87m x 2.56m)**

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

**01268 755626**

**morganbrookes.co.uk**

**Guide Price**  
**£500,000 -**  
**£525,000**

### 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.



**Ground Floor Shower Room**

6' 1" nt 2' 6" x 3' 5" nt 2' 11" (1.85m nt 0.76m x 1.04m nt 0.88m)

Obscure double glazed window to side aspect, corner shower cubicle, fitted hand basin, low level WC, smooth ceiling incorporating downlights, tiled walls and flooring.

**First Floor Landing**

12' 11" x 9' 8" (3.93m x 2.94m)

Built in storage cupboards, airing cupboard, coving to ceiling incorporating loft access, carpet flooring, doors to:

**Bedroom 1**

13' 0" x 11' 9" (3.96m x 3.58m)

Two double glazed windows to rear aspect, fitted bedroom furniture, radiator, coving to ceiling, wood effect flooring.

**Bedroom 2**

10' 11" x 8' 1" (3.32m x 2.46m)

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

**Bedroom 3**

11' 7" x 7' 10" (3.53m x 2.39m)

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

**Bedroom 4**

11' 0" x 7' 10" (3.35m x 2.39m)

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

**Bathroom**

9' 7" x 7' 10" (2.92m x 2.39m)

Obscure double glazed window to front aspect, panelled bath, low level WC, hand basin, stainless steel heated towel rail, tile walls and flooring.

**Rear Garden**

Decked area immediately from house with steps down to lawned area, space to the rear of the garden for a play area or summer house.

**Front Of Property**

Block paved driveway offering off street parking for up to 4 vehicles.

**Garage**

Up and over door, power and light connected, door to rear garden.

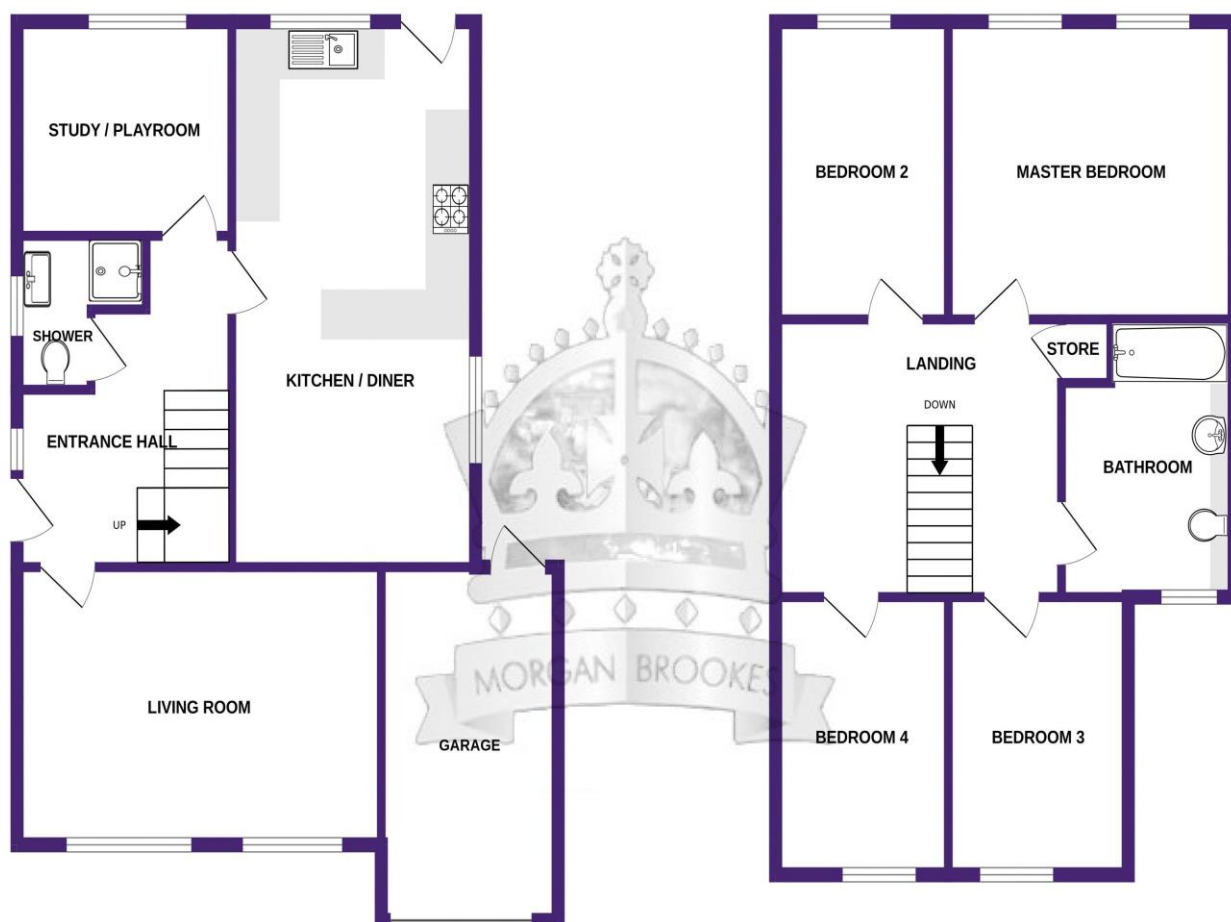


01268 755626

morganbrookes.co.uk

GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.

1ST FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 1375 sq.ft. (127.8 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.  
Made with Metropix ©2025