



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Watlington Road, South Benfleet



Morgan Brookes believe - This extended detached bungalow, located on the sought-after Jotmans Hall Estate, offers convenient access to local schools, shops, and excellent transport links, including Benfleet Train Station. The property offers a 25'2 living room, modern fitted kitchen & 3 good size bedrooms.

Our Sellers love - The quiet location, being close to local amenities & enjoying the garden in the warmer months.

Key Features

- Extended Detached Bungalow.
- 25'5 Living Room.
- Modern Fitted Kitchen.
- TLC Required.
- Easy Access To Benfleet Train Station.
- Popular Jotmans Hall Estate.
- No Onward Chain.
- Call Morgan Brookes Today!

£450,000

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Watlington Road, South Benfleet

Entrance

Double glazed panelled door to:

Hall

25' 10" x 4' 7" nt 2'11" (7.87m x 1.40m nt 0.88m)

Airing cupboard, radiator, doors to:

Living Room

25' 5" x 16' 6" nt 12'5" (7.74m x 5.03m nt 3.78m)

Double glazed patio doors to rear garden, obscure double glazed window to side aspect, feature fireplace, two radiators, coving to smooth ceiling, carpet flooring.

Bathroom

9' 10" x 7' 9" (2.99m x 2.36m)

Obscure double glazed window to side aspect, radiator, panelled bath, corner shower cubicle, pedestal hand basin, low level WC, tiling to walls and flooring, smooth ceiling.

Kitchen

12' 11" x 8' 11" (3.93m x 2.72m)

Double glazed window to rear aspect, double glazed door to rear garden, range of base and wall mounted units, roll top work surfaces incorporating stainless steel sink and drainer unit, four point gas hob with extractor hood & stainless steel splash back, integrated oven, space and plumbing for further appliances, radiator, splash back tiling, tiled flooring, smooth ceiling.

Bedroom 1

14' 0" x 12' 5" (4.26m x 3.78m)

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

Bedroom 2

14' 0" x 11' 6" (4.26m x 3.50m)

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

Bedroom 3

12' 7" x 7' 10" (3.83m x 2.39m)

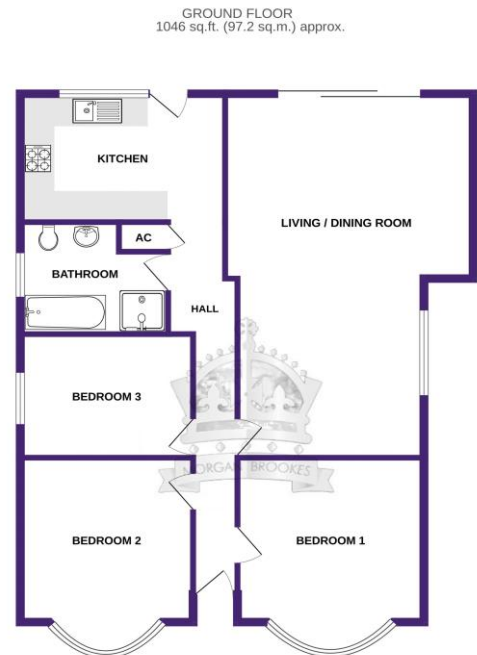
Double glazed window to side aspect, radiator, carpet flooring.

Rear Garden

Paved seating area, the remainder laid to lawn with various flower, shrub & tree areas, large shed & greenhouse (to remain), rear door to garage, side access gate.

Front Of Property

Block paved driveway offering off street parking for up to 3 vehicles.



MORGAN BROOKES LTD
TOTAL FLOOR AREA: 1046 sq.ft. (97.2 sq.m.) approx.
While every effort 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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with iMeasure 12/2021

Local Authority Information
Castle Point Borough Council
Council Tax Band: E

01268 755626

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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.

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.