



**MORGAN  
BROOKES**  
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## Westwater, Benfleet



**Morgan Brookes believe** - Beautifully presented 4 bedroom detached family home offering spacious living throughout. The property boasts three reception rooms, ground floor cloakroom & utility room, great size rear garden with large garden cabin ideal for entertaining. Located within easy access of local amenities, transport links and popular recreational spaces.

**Our Sellers love** - The time in this house. It has seen us bring up our children in a quiet, pleasant area with unspoilt views at the rear and long enjoyable sunny days spent in the garden.

### Key Features

- Beautifully Presented Family Home.
- Ground Floor Cloakroom & Utility.
- Three Reception Rooms.
- Modern Fitted Kitchen.
- En-Suite To Master Bedroom.
- Popular Location.
- Close To Local Amenities.

**Guide Price £650,000-  
£660,000**

# Westwater, Benfleet

## Entrance

Double glazed paneled door to:

## Hallway

Solid Oak staircase with glazed balustrade to first floor, understairs storage cupboard, radiator, coving to smooth ceiling, luxury vinyl tiled flooring, solid Oak doors to:

## Ground Floor Cloakroom

**5' 5" x 2' 7" (1.65m x 0.79m)**

Obscure double glazed window to side aspect, vanity hand basin, low level WC, radiator, smooth ceiling, luxury vinyl tiled flooring.

## Kitchen

**13' 5" x 9' 10" (4.09m x 2.99m)**

Double glazed bay window to front aspect with fitted shutter blinds, double glazed door to side aspect, fitted with a range of base & wall mounted units, square edge Granite work surfaces incorporating double width sink with mixer tap, five point gas hob with extractor over, integrated double oven, microwave & dishwasher, Granite splash backs, undercounted lighting, smooth ceiling incorporating LED downlights, Karndean flooring.

## Dining Room

**10' 3" x 9' 9" (3.12m x 2.97m)**

Double glazed window to side aspect with fitted shutter blinds, radiator, feature wood paneling to one wall, smooth ceiling incorporating LED downlights, luxury vinyl Herringbone tiling to flooring, opening to:

## Living Room

**21' 11" x 11' 10" (6.68m x 3.60m)**

Double glazed window to rear aspect with fitted shutter blinds, two radiators, feature media wall, smooth ceiling incorporating LED downlights, luxury vinyl Herringbone tiling to flooring, double glazed French doors to:

## Garden Room

**11' 2" x 9' 1" (3.40m x 2.77m)**

Double glazed windows to both side aspects, double glazed French doors to rear garden, wall mounted paneled heater, double glazed glass ceiling with smooth ceiling incorporating downlights, vinyl flooring.

## Utility Room

**7' 10" x 5' 4" (2.39m x 1.62m)**

Fitted with a range of base and wall mounted units, roll edge work surface incorporating stainless steel sink & drainer unit, space and plumbing for appliances, coving to smooth ceiling incorporating downlights, luxury vinyl tiled flooring, door to garage.



**01268 755626**

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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**

Coving to smooth ceiling incorporating loft access, luxury vinyl tiled flooring, solid Oak doors to:

**Master Bedroom**

17' 4" x 12' 11" (5.28m x 3.93m)

Double glazed window to front aspect with fitted shutter blinds, radiator, smooth ceiling, wood effect laminate flooring, solid Oak door to:

**En-Suite**

6' 9" x 5' 6" (2.06m x 1.68m)

Obscure double glazed window to side aspect, low level WC, vanity hand basin, shower cubicle, stainless steel heated towel rail, smooth ceiling, tiling to walls, Amtico vinyl flooring.

**Bedroom 2**

14' 3" x 11' 6" (4.34m x 3.50m)

Double glazed window to rear aspect with fitted shutter blinds, radiator, smooth ceiling, wood effect laminate flooring.

**Bedroom 3**

14' 3" x 9' 11" (4.34m x 3.02m)

Double glazed window to rear aspect with fitted shutter blinds, radiator, smooth ceiling, wood effect laminate flooring.

**Bedroom 4**

10' 4" x 8' 1" (3.15m x 2.46m)

Double glazed window to front aspect with fitted shutter blinds, radiator, smooth ceiling, wood effect laminate flooring.

**Bathroom**

10' 6" x 4' 9" (3.20m x 1.45m)

Obscure double glazed window to side aspect, vanity hand basin, low level WC, paneled pea shaped bath with shower screen, stainless steel heated towel rail, tiling to walls, Amtico vinyl flooring, smooth ceiling incorporating downlights.

**Rear Garden**

West facing rear garden with paved seating area with paved path leading to the rear of the garden, the remainder being laid to lawn, external water tap, side access gate.

**Garden Cabin**

Double glazed windows to front aspect, double glazed French doors to front aspect, power & light connected.

**Storage Shed**

To the side of Garden Cabin.

**Garage**

Electric roller door, power & light connected, storage units, water tap.

**Front of Property**

Blocked paved driveway offering off street parking for 2 vehicles, EV charging point, side access gate.



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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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