



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Essex Way, Benfleet



**Morgan Brookes believe** - This contemporary semi-detached bungalow is located on one of the most popular roads in the area and offers a world of convenience on your door step! The property has been recently refurbished offering a complete blank canvas throughout, ready for the new owners to make their mark!

**Our Sellers love** - The amount of sunlight they enjoy in their south west facing garden, living moments from the bustling High Road and the easy access routes they benefit from, including a short walk to Benfleet Mainline Station.

### Key Features

- Semi-Detached Bungalow.
- Three Large Bedrooms.
- Contemporary Living Accommodation.
- Open Planned Kitchen/Dining Room.
- Utility Room with Additional Cloakroom.
- South West Facing Garden & Ample Off Street Parking.
- Walking Distance to Benfleet Mainline Station.
- Call Morgan Brookes Today.

**Guide Price £425,000 -  
£450,000**



# Essex Way, Benfleet

## Entrance

Double glazed panelled door leading to:

## Hallway

18' 5" x 3' 4" (5.61m x 1.02m)

Radiator, loft access, wood effect flooring, doors leading to:

## Kitchen/Diner

16' 1" x 22' 7" (4.90m x 6.88m)

Double glazed window to rear aspect, double glazed Bi-fold doors to rear aspect, double glazed skylights, a range of base and wall mounted units, 'Silles Tone Carrar' Quartz worktops incorporating stainless steel sink, integrated fridge freezer, integrated dishwasher, 4 point induction hob with extractor over, integrated cooker, marble effect tiled flooring.

## Utility Room

8' 4" x 7' 8" (2.54m x 2.34m)

Double glazed window to side aspect, coving to smooth ceiling incorporating inset downlights, door leading to:

## Cloakroom

3' 10" x 3' 6" (1.17m x 1.07m)

Low level W/C, hand basin, smooth ceiling incorporating inset downlights.

## Master Bedroom

19' 11" x 10' 11" (6.07m x 3.32m)

Double glazed window to front aspect. feature fire place, radiators, coving to smooth ceiling, wood effect flooring.

## Second Bedroom

14' 5" x 12' 3" (4.39m x 3.73m)

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

## Third Bedroom

10' 8" x 9' 11" (3.25m x 3.02m)

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

## Family Bathroom

8' 5" x 8' 6" (2.56m x 2.59m)

Double glazed obscure window to side aspect, paneled bath, hand basin, low level W/C, shower cubicle with raised shower system, storage cupboard housing Combi boiler, radiator, smooth ceiling incorporating inset downlights, wood effect flooring.

## Rear Garden

Mainly laid to lawn, mature trees, decked seating area, shed to remain with power and insulation.

## Front Of Property

Paved driveway with parking for 3, shrubs and flower beds,.



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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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## Local Authority Information

Castle Point Borough Council

Council Tax Band: D

01268 755626

morganbrookes.co.uk

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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.