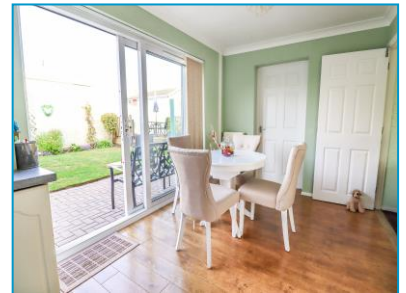




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Meadway, Benfleet



Morgan Brookes believe - This exceptional family home is a true gem! Boasting four generously sized bedrooms, a home office, an annex including one of four bedrooms and a shower room, a landscaped rear garden and a convenient driveway providing ample off-street parking. Situated on a vast corner plot within a quiet cul-de-sac, it stands as a testament for comfortable family living!

Our Sellers love - The serene neighborhood that the property is nestled in, with easy access to amenities, transport links and local greenery such as the Woodside Park. They also appreciate the flexibility the annex provides!

Key Features

- Extensive Detached Family Home.
- Four Great Sized Bedrooms, including Annex with Shower Room.
- Living Room, Office, Kitchen/Dining
- Room with Pantry & Utility.
- Large, Landscaped Rear Garden.
- Driveway Providing Ample Parking.
- Occupying Vast Corner Plot in Quiet Cul-De-Sac Position.

Guide Price
£475,000 - £500,000

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morganbrookes.co.uk

Meadway, Benfleet

Entrance

Double glazed paneled door leading to:

Entrance Porch

4' 5" x 4' 4" (1.35m x 1.32m)

Double glazed window to side aspect, wood effect flooring, doors leading to:

Office

9' 7" x 8' 0" (2.92m x 2.44m)

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

Living Room

15' 1" x 11' 11" (4.59m x 3.63m)

Double glazed window to front aspect, feature fireplace, stairs leading to first floor accommodation, radiator, carpet flooring, opening to:

Kitchen/Dining Room

20' 5" x 8' 0" (6.22m x 2.44m)

Double glazed window to rear aspect, a range of base & wall mounted units, roll top work surfaces incorporating sink & drainer, four point gas hob with extractor hood over, integrated oven, space & plumbing for appliances, tiled walls, coving to ceiling, tile effect flooring, door leading to annex, double glazed patio door leading to rear aspect, door leading to:

Pantry

5' 10" x 3' 0" (1.78m x 0.91m)

Fitted storage units, opening to:

Utility Room

8' 0" x 7' 1" (2.44m x 2.16m)

Housing meters, carpet flooring.

Landing

9' 8" x 8' 1" (2.94m x 2.46m)

Double glazed window to side aspect, radiator, coving to ceiling incorporating loft access, carpet flooring, doors leading to:

Master Bedroom

15' 3" x 13' 0" x 11' 2" (4.64m x 3.40m)

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

Second Bedroom

11' 7" x 8' 11" (3.53m x 2.72m)

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

Third Bedroom

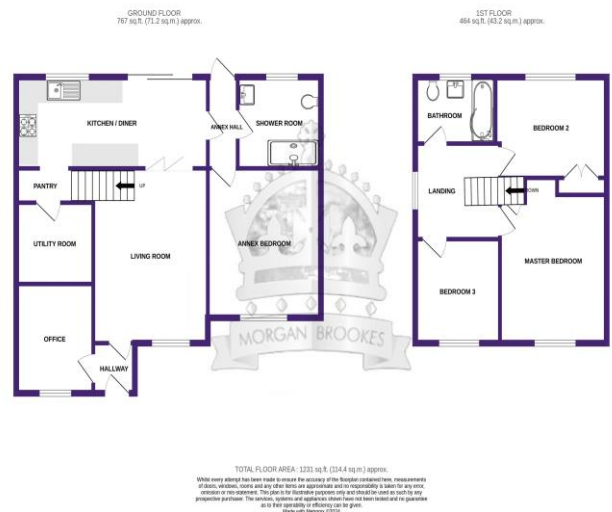
9' 1" x 8' 10" (2.77m x 2.69m)

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

Family Bathroom

8' 5" x 5' 10" (2.56m x 1.78m)

Obscure double glazed window to side aspect, paneled bath incorporating raised shower system over, shower screen, vanity hand basin & low level W/C, radiator, part tiled walls, wood effect flooring.



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

01268 755626

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Guide Price
£475,000 -
£500,000

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.

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.