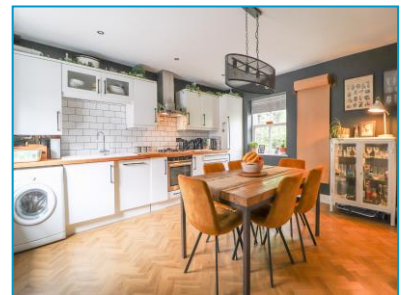
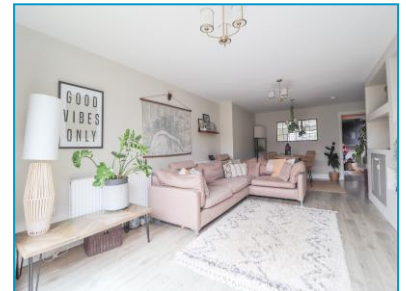




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## High Street, Benfleet



**Morgan Brookes believe** - This is a rare opportunity to purchase a beautiful Coach House situated within the Benfleet Conservation area, a very short walk to Benfleet Mainline Train Station.

**Our Sellers love** – The convenient location being within close proximity to the high street and walking distance to the Mainline station, and the superb space the property offers.

### Key Features

- Unique & Rare Opportunity.
- Detached Coach House.
- Benfleet Conservation Area.
- Short Walk To Benfleet Train Station.
- Large Kitchen/Diner.
- Spacious Living Accommodation.
- Courtyard Garden.
- Call Morgan Brookes Today.

**Guide Price**  
**£425,000 - £450,000**

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)

# High Street, Benfleet

## Entrance

Obscure double glazed panelled door leading to:

## Entrance Hallway

**14' 9" x 8' 8" (4.49m x 2.64m)**

Stairs leading to first floor accommodation, under stairs storage cupboard, tiled flooring, radiator, doors leading to:

## Inner Hallway

Doors leading to cloakroom and office/storage room.

## Kitchen / Dining Room

**14' 9" x 13' 4" (4.49m x 4.06m)**

Double glazed window to front and rear aspects, fitted with a range of base and wall mounted units, roll top work surfaces incorporating ceramic sink and drainer, four point gas hob with extractor fan over, fitted oven, integrated fridge / freezer, and dishwasher, plumbing for washing machine, radiator, splash back tiling, wood flooring, smooth ceiling incorporating down lights.

## Ground Floor Room

**23' 11" x 13' 8" (7.28m x 4.16m)**

Double glazed bi-folds doors leading to garden, radiator, smooth ceiling, wood flooring.

## Ground Floor Cloakroom

Wash hand basin, low level WC, tiled floor.

## First Floor Landing

**22' 4" x 3' 8" (6.80m x 1.12m)**

Radiator, smooth ceiling, carpet flooring, doors leading to:

## Master Bedroom

**15' 2" x 10' 5" (4.62m x 3.17m)**

Double glazed windows to front and rear aspects, radiator, smooth ceiling, wood effect flooring, door leading to:

## En-suite

**6' 9" x 4' 5" (2.06m x 1.35m)**

Double glazed window to rear aspect, shower cubicle, pedestal wash hand basin, low level W/C, smooth ceiling incorporating extractor fan, splash back tiling, tiled flooring.

## Second Bedroom

**10' 10" x 8' 4" (3.30m x 2.54m)**

Double glazed window to front aspect, built in storage cupboard, radiator, smooth ceiling, wood effect flooring.

## Room 3

**14' 9" x 9' 2" (4.49m x 2.79m)**

Double glazed windows to front and rear aspects, radiator, smooth ceiling, wood effect flooring.

## Room 4

**10' 9" x 9' 2" (3.27m x 2.79m)**

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

## Family Bathroom

**10' 7" x 5' 7" (3.22m x 1.70m)**

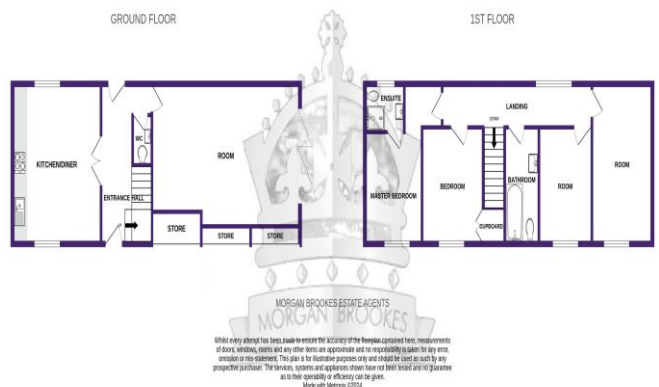
Panelled bath with raised shower system, shower screen, pedestal wash hand basin, low level W/C, , smooth ceiling incorporating extractor fan. half tiled walls, tiled flooring.

## Courtyard Garden

Astro turfed lawn, raised decked seating area, gated side access.

## Front Of Property

Three sets of barn doors leading to storage areas.



**Local Authority Information**  
**Castle Borough Point Council**  
**Council Tax Band: C**

**01268 755626**

**morganbrookes.co.uk**

**Guide Price**  
**£425,000 -**  
**£450,000**

### 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.