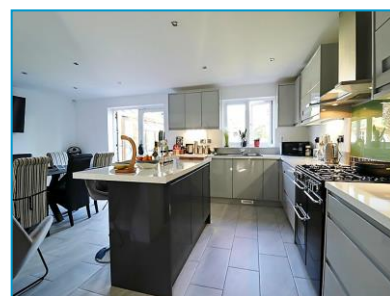
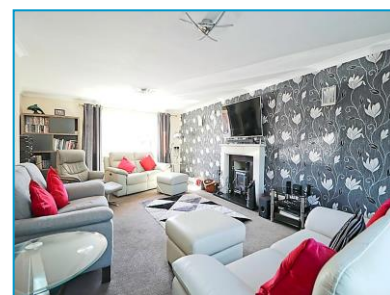




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Kents Hill Road, Benfleet



Morgan Brookes believe - Rarely available family home last on market 20 years ago, offering spacious 4 bedroom accommodation. Featuring a modern kitchen/diner, conservatory, home office, en-suite to master bedroom. Further benefitting from a generous 1/3 acre rear garden, double garage & ample off-street parking. Ideally located close to woodland, local amenities & good schools.

Our Sellers love - Having a cup of tea in the morning watching the sunshine breaking across the mature, unoverlooked rear garden watching the birds and admiring the flowers. A large frontage enables easy parking, solar panels & a log burner cuts the cost of the utility bills right down and a bus stop almost outside makes it easy to get to and from the rail station. A football sized enclosed extra side garden is a real benefit for children needing space for sports. Its also a short walk into nearby woods and only a 2 mile drive to Virgin Active gym with its 25 meter swimming pool.

Key Features

- Impressive Detached Family Residence.
- 22' Living Room.
- Good Size Conservatory.
- 20' Kitchen / Dining Room.
- Rear Garden Approx. 1/3 Of An Acre.
- Ample Off Street Parking.
- Double Garage With Boarded Loft Storage Area.

Offers in Excess of

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND



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Kents Hill Road, Benfleet

Entrance

Hormann Obscure double glazed panelled door to:

Hallway

13' 8" nt 9'3" x 10' 6" nt 7'6" (4.16m nt 2.81m x 3.20m nt 2.28m)

Stairs to first floor, under stairs storage area, designer radiator, smooth ceiling incorporating down lights, wood effect flooring, opening to Kitchen / Diner, doors to

Office

10' 0" x 8' 7" (3.05m x 2.61m)

Double glazed window to front aspect, radiator.

Ground Floor Cloakroom

3' 11" x 3' 4" (1.19m x 1.02m)

Obscure double glazed window to side aspect, hand basin, low level WC, radiator, tiling to walls, tiled flooring.

Living Room

22' 9" x 14' 11" nt 13'1" (6.93m x 4.54m nt 3.98m)

Double glazed window to front aspect, double glazed French doors to conservatory, 2 x designer radiators, feature solid Limestone fireplace with log burner & Granite hearth, coving to smooth ceiling, carpet flooring.

Conservatory

13' 5" x 12' 6" (4.09m x 3.81m)

Double glazed windows to side & rear aspects, self cleaning Pilkington glass roof, double glazed French doors to rear garden, wood effect flooring.

Kitchen / Dining Room

20' 10" x 16' 10" nt 12'11" (6.35m x 5.13m nt 3.93m)

Double glazed window to rear aspect, double glazed French doors to rear garden, fitted range of base & wall mounted units, sparkly simulated Granite effect work surfaces incorporating 1 & 1/2 bowl sink & drainer unit, space for Range cooker with stainless steel extractor over, integrated appliances, breakfast bar, 1 x vertical aluminum designer radiator & further designer radiator, smooth ceiling incorporating down lights, tiled flooring.

Utility Room

7' 11" x 6' 3" (2.41m x 1.90m)

Double glazed window to front aspect, double glazed door to side aspect, fitted base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer unit, space & plumbing for appliances, radiator, tiling to walls, boiler, tiled flooring.



Sales | Lettings | Property Management
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**Offers in Excess of
£750,000**

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.

First Floor Landing**12' 5" x 9' 0" (3.78m x 2.74m)**

Double glazed window to front aspect, airing cupboard, coving to smooth ceiling incorporating loft access (partially boarded, fully insulated with cavity wall insulation), carpet flooring, doors to:

Master Bedroom**13' 0" x 11' 9" (3.96m x 3.58m)**

Double glazed window to rear aspect, feature fluted wall, fitted bedroom furniture, radiator, smooth ceiling incorporating downlights, carpet flooring, door to:

En-Suite**9' 5" x 5' 0" (2.87m x 1.52m)**

Obscure double glazed window to side aspect, pedestal hand basin, corner shower cubicle, low level WC, stainless steel heated towel rail, tiling to walls, smooth ceiling incorporating downlights, tiled flooring.

Bedroom 2**13' 4" x 12' 8" (4.06m x 3.86m)**

Double glazed window to rear aspect, feature fluted wall, radiator, coving to ceiling, wood effect flooring.

Bedroom 3**15' 0" nt 12'10" x 9' 3" nt 5'11" (4.57m nt 3.91m x 2.82m nt 1.80m)**

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

Bedroom 4**10' 1" nt 7'3" x 9' 0" nt 5'8" (3.07m nt 2.20m x 2.74m nt 1.72m)**

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

Bathroom**9' 6" x 6' 2" (2.89m x 1.88m)**

Obscure double glazed window to front aspect, panelled bath with raised shower system & shower screen, vanity hand basin, low level WC, stainless steel heated towel rail, tiling to walls, smooth ceiling with inset downlights, tiled flooring

L Shaped Approx. 1/3 Of An Acre**135' x 35' (41.12m x 10.66m) Additional Garden 90' x 45' (27.43m x 13.71m)**

Paved seating area, mainly laid to lawn, shed & Sovereign play tower incorporating swings, climbing wall, rope ladder & detachable slide to remain.

Garden Cabin**12' 10" x 11' 10" (3.91m x 3.60m)**

Glazed windows to front & side aspects, glazed panelled door to garden, decked seating area to front & side aspects, power & light connected.

Double Garage**16' 9" x 16' 3" (5.10m x 4.95m)**

Double glazed window to front aspect, Hormann electric roller door, power & light connected, large boarded loft storage area with light connected.

Front Of Property

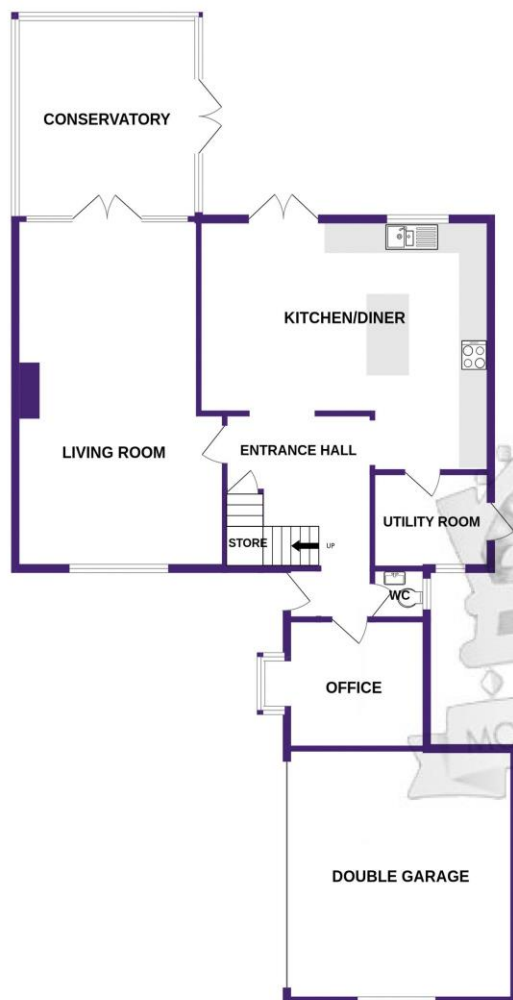
Block paved driveway offering off street parking for up to 5 vehicles, flower & shrub area to front, side access gate.



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GROUND FLOOR
1353 sq.ft. (125.7 sq.m.) approx.



1ST FLOOR
786 sq.ft. (73.0 sq.m.) approx.



MORGAN BROOKES LTD

TOTAL FLOOR AREA : 2139 sq.ft. (198.7 sq.m.) approx.

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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