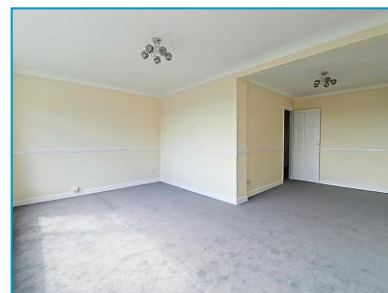




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Southwell Road, South Benfleet



Morgan Brookes believes - This spacious 4 bedroom detached residence is ideally situated in a sought after area of South Benfleet, with magnificent panoramic views over Boyce Hill Golf Course & surrounding countryside, south facing rear garden, garage, off road parking & cellar storage. Close to shops, local amenities & within the King John School Catchment area.

Our Sellers love - The peaceful location, beautiful countryside views, nearby amenities and schools, easy access to Benfleet train station, just a short distance away.

Key Features

- Well Presented & Positioned Four Bedroom Family Home.
- Modern Fitted Kitchen & Bathroom.
- 21' x 18' Living Area With Garden Views.
- Panoramic Views Over Surrounding Countryside.
- Garage, Off Road Parking & Cellar Storage.
- The King John School Catchment Area.
- No Onward Chain.
- Call Morgan Brookes Today!

£495,000

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



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Southwell Road, South Benfleet

Entrance

Double glazed panelled door with double glazed window to side aspect leading to:

Entrance Hall

21' 5" x 8' 10" nt 4' 1" (6.52m x 2.69m nt 1.24m)

Stairs to first floor, under stairs storage cupboard, radiator, carpet flooring, coving to ceiling, doors leading to:

Kitchen

10' 02" x 8' 7" (3.1m x 2.62m)

Double glazed window to front aspect, double glazed door to side aspect, range of fitted base & wall mounted units, square edge work surfaces incorporating stainless steel sink & drainer unit, electric hob with extractor over, fitted oven, integrated dishwasher, space & plumbing for appliances, vinyl flooring.

Living / Dining Room

21' 2" nt 10' 5" x 17' 9" nt 8' 6" (6.45m nt 3.17m x 5.41m nt 2.59m)

Double glazed windows to rear aspect, double glazed window to side aspect, two radiators, carpeted flooring, coving to ceiling.

Ground Floor Cloakroom

5' 11" x 2' 7" (1.80m x 0.79m)

Obscured double glazed window to side aspect, wash hand basin with splash back tiling, low level WC.

First Floor Landing

12' 1" x 7' 5" (3.68m x 2.26m)

Feature stained glass double glazed window to side aspect, coving to ceiling incorporating loft access, carpet flooring, doors leading to:

Bedroom 1

14' 0" x 8' 5" (4.26m x 2.56m)

Double glazed window to rear aspect with views over the Countryside, radiator, carpet flooring.

Bedroom 2

12' 2" x 9' 1" (3.71m x 2.77m)

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

Bedroom 3

10' 5" x 9' 0" (3.17m x 2.74m)

Double glazed French doors leading to Balcony with views over the Countryside, radiator, coving to ceiling, carpet flooring.

Bedroom 4

10' 2" x 8' 5" (3.10m x 2.56m)

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

Bathroom

7' 4" x 5' 5" (2.23m x 1.65m)

Double glazed window to side aspect, stainless steel heated towel rail, P shaped bath with raised shower system & shower screen, vanity wash hand basin, low level WC, complimentary tiling to walls and flooring.

Rear Garden

South backing, large decked entertaining area, under house cellar/storage area, steps down to rear lawn area, side access.

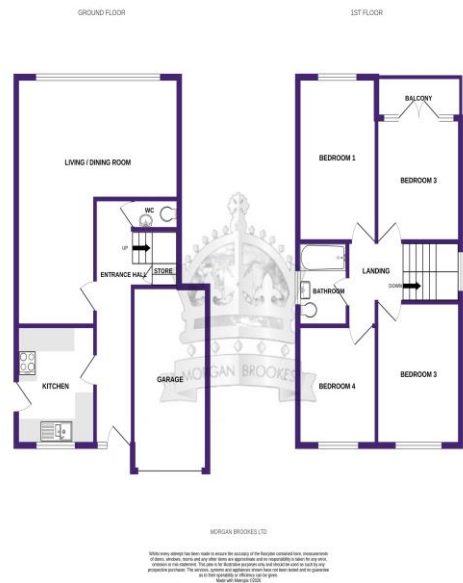
Parking & Front Garden

Off road parking leading to Garage the remainder is laid to lawn with path leading to front door.

Garage

15' 8" x 8' 2" (4.77m x 2.49m)

Up and over door, boiler, fuse box, power & light connected.



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

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£495,000

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.