



**MORGAN
BROOKES**
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HELPING YOU GROW



Crescent Road, Benfleet



Morgan Brookes believe - This stunning 4/5 bedroom detached family residence is in a perfect location. Just a 'stones throw' from Boyce Hill Golf & Country Club & a short distance to Benfleet station, this large property benefits from 3 reception areas, a bright kitchen with separate utility room & ground floor cloakroom. 2 of the bedrooms have an en-suite & the garden is perfect for entertaining.

Our Sellers love - How diverse and multi-functional their property is & that it would suit many buyers needs, the low maintenance garden, extra storage options they have with the large garage & separate study/office for those working from home.

Key Features

- A Stunning Detached Residence.
- Beautifully Designed Throughout.
- Four / Five Bedrooms.
- Three Bathrooms.
- Low Maintenance Garden & Garage To Rear.
- Parking To Front & Rear.
- Short Distance To Benfleet Mainline Station & Close To Boyce Hill Golf Club.

**Guide Price £800,000 -
£850,000**

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



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Crescent Road, Benfleet

Entrance

Obscure double glazed paneled door to:

Entrance Hall

28' 6" x 7' 6" (8.68m x 2.28m)

Obscure double glazed windows to front aspect, radiator, stairs to first floor, understairs storage, coving to smooth ceiling, Herringbone flooring, doors to:

Reception Room

14' 3" x 12' 8" (4.34m x 3.86m)

Two double glazed windows to front aspect, radiator, coving to smooth ceiling, wood effect laminate flooring, opening to:

Living Room

14' 7" x 13' 2" (4.44m x 4.01m)

Double glazed windows & double glazed French doors leading to garden, radiator, coving to smooth ceiling, wood effect laminate flooring.

Kitchen / Breakfast Room

16' 3" x 14' 8" (4.95m x 4.47m)

Two double glazed windows to rear aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating sink & drainer unit, splash back tiling, space for a Range cooker with extractor over, integrated dishwasher, space for wine fridge, space for appliances, center breakfast bar, radiator, coving to smooth ceiling incorporating downlights, wood effect laminate flooring, opening to Dining Room, door to:

Utility Room

8' 1" x 7' 6" (2.46m x 2.28m)

Double glazed window to side aspect, double glazed door leading to garden, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer unit, space & plumbing for appliances, wall mounted boiler, complimentary tiling to walls, double glazed Velux window, smooth ceiling incorporating downlights, wood effect laminate flooring.

Dining Room

14' 4" x 12' 8" (4.37m x 3.86m)

Two double glazed windows to front aspect, radiator, coving to smooth ceiling, wood effect laminate flooring, door to:

Study

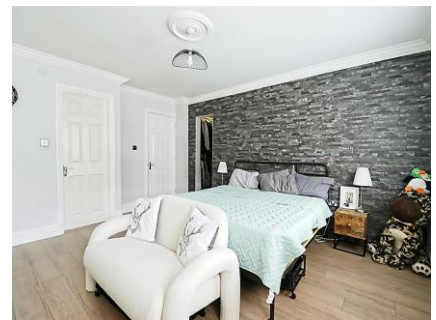
12' 1" x 7' 6" (3.68m x 2.28m)

Double glazed window to front aspect, double glazed Velux window, radiator, wood effect laminate flooring.

Ground Floor Cloakroom

5' 10" x 2' 8" (1.78m x 0.81m)

Vanity hand basin, low level WC, radiator, complimentary tiling to walls, coving to smooth ceiling, tiled flooring.



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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.

First Floor Landing**15' 1" x 11' 4" (4.59m x 3.45m)**

Double glazed window to rear aspect, built in storage cupboard, radiator, coving to smooth ceiling with loft access & drop down ladder, carpet flooring, doors to:

Master Bedroom**16' 0" x 12' 9" (4.87m x 3.88m)**

Two double glazed windows to front aspect, built in wardrobes, radiator, coving to smooth ceiling, wood effect laminate flooring, door to en-suite, opening to: **Walk In Wardrobe: 7' 9" x 4' 11" (2.36m x 1.50m)** Smooth ceiling with sensor lighting, wood effect laminate flooring.

Master En-suite**8' 9" x 6' 2" (2.66m x 1.88m)**

Double shower cubicle with raised shower system, hand basin & WC concealed within vanity unit, complimentary tiling to walls, extractor fan, stainless steel heated towel rail, smooth ceiling incorporating downlights, tiled flooring.

**Bedroom 2****16' 9" x 10' 3" (5.10m x 3.12m)**

Two double glazed windows to rear aspect, radiator, smooth ceiling, wood effect laminate flooring, door to:

En-suite**6' 10" x 5' 8" (2.08m x 1.73m)**

Double shower cubicle with raised shower system, vanity hand basin, low level WC, complimentary part tiling to walls, stainless steel heated towel rail, extractor fan, smooth ceiling incorporating downlights, tiled flooring.

Bedroom 3**13' 8" x 11' 7" (4.16m x 3.53m)**

Two double glazed windows to rear aspect, radiator, smooth ceiling, carpet flooring.

Bedroom 4**13' 8" x 9' 10" (4.16m x 2.99m)**

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

**Family Bathroom****11' 10" x 6' 9" (3.60m x 2.06m)**

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

Rear Garden

Raised decked seating area immediately from property with steps down to the tiled patio area with various plants, shrubs & trees, summerhouse to remain, gated side access. **Bar 17' 5" x 6' 8" (5.30m x 2.03m)**

Double glazed window to front aspect, double glazed French doors to rear garden, bar, wood effect laminate flooring.

Gated Rear Parking

Wrought iron double gates leading to secure parking area, gate to rear garden, access to Double Garage / Gym Area.

Detached Garage / Gym Area**19' 4" x 10' 8" (5.89m x 3.25m)**

Double doors, power & light connected.

Front of Property

Block paved driveway, ample off street parking, small lawn area with shrubs.



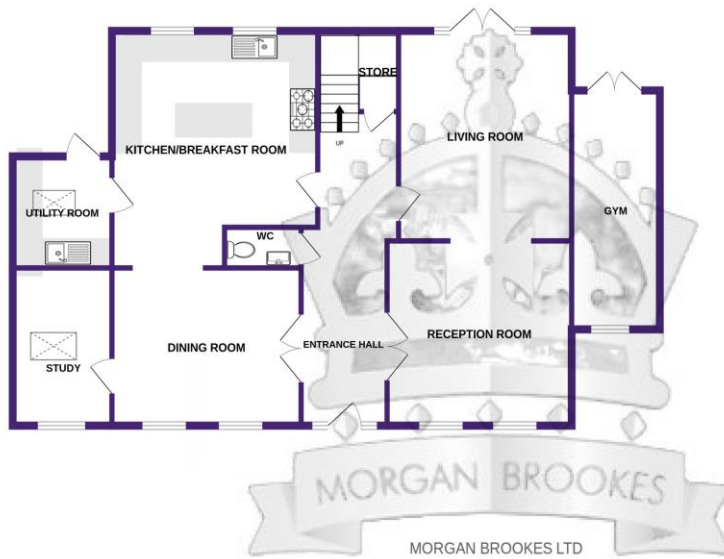
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DETACHED GARAGE
107 sq.ft. (9.9 sq.m.) approx.



GROUND FLOOR
1330 sq.ft. (122.7 sq.m.) approx.



1ST FLOOR
1002 sq.ft. (92.7 sq.m.) approx.



TOTAL FLOOR AREA : 2502 sq.ft. (232.5 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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