



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Kings Road, South Benfleet



Morgan Brookes believe - This stunning family home positioned in a quiet & sought after road in South Benfleet is ideally located within walking distance to Benfleet Train Station, local shops, & schools. Offering a beautiful 19'8 kitchen/diner, spacious living room overlooking the rear garden with picturesque views, playroom / bedroom 4 with en-suite & ample off street parking.

Our Sellers love - Enjoying the views from the master bedroom and lounge has been a highlight of living here. We have loved opening up the kitchen-dining area and making it a perfect space for family living.

Key Features

- Guide Price £550,000 - £575,000.
- Stunning Detached Family Home.
- Three / Four Bedrooms.
- 19'8 Kitchen / Diner.
- Modern Fitted Bathroom & En-Suite.
- South West Facing Rear Garden.
- Off Street Parking.
- Walking Distance To Station & Easy Access To Local Amenities.

**Guide Price £550,000 -
£575,000**

Kings Road, South Benfleet

Entrance

Double glazed paneled door to:

Hallway

Amtico flooring, smooth ceiling, doors to:

Kitchen / Diner

19' 8" x 12' 7" (5.99m x 3.83m)

Double glazed window to front aspect with two double glazed windows to side aspects, fitted range of base and wall mounted units, Quartz work surfaces, space for range cooker, integrated dishwasher & fridge, integrated wine rack, utility cupboard with space & plumbing for appliances, Amtico flooring, smooth ceiling incorporating downlights, door to:

Play Room

11' 9" x 7' 5" (3.58m x 2.26m)

Double glazed window to front aspect, radiator, Amtico flooring, smooth ceiling, door to:

En-Suite Shower Room

7' 5" nt 2'5" x 5' 11" nt 3'11" (2.26m nt 0.73m x 1.80m nt 1.19m)

Obscure double glazed window to rear aspect, double shower cubicle, vanity hand basin, low level WC, complimentary tiling to walls & flooring, smooth ceiling.

Living Room

16' 2" x 10' 11" (4.92m x 3.32m)

Double glazed window to rear aspect with far reaching views, double glazed paneled door to rear garden, stairs to first floor, understairs storage cupboard, radiator, Amtico flooring, smooth ceiling.

First Floor Landing

10' 1" x 7' 4" (3.07m x 2.23m)

Double glazed window to side aspect, smooth ceiling incorporating loft access, Combi boiler & partially boarded, carpet flooring, doors to:

Bedroom 1

16' 2" x 10' 2" (4.92m x 3.10m)

Two double glazed windows to rear aspect with far reaching views, radiator, over stairs storage area, carpet flooring, smooth ceiling.

Bedroom 2

12' 6" x 8' 7" (3.81m x 2.61m)

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

Bedroom 3

13' 0" x 7' 1" (3.96m x 2.16m)

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

Bathroom

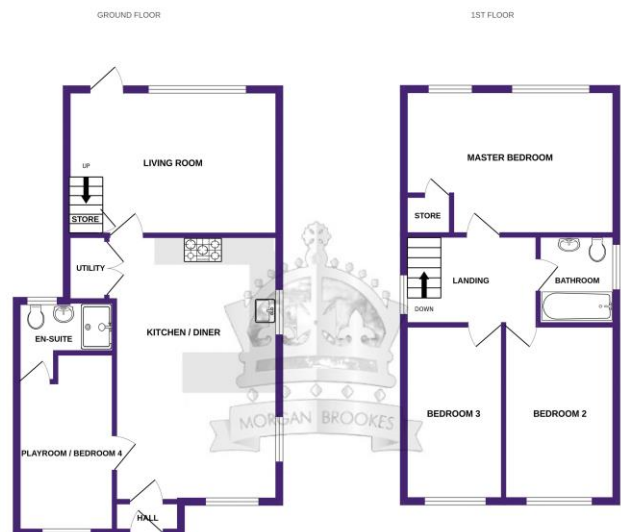
Obscure double glazed window to side aspect, paneled bath with raised shower over, vanity hand basin, low level WC, stainless steel heated towel rail, complimentary tiling to walls, tiled flooring with underfloor heating, smooth ceiling, extractor fan.

Rear Garden

Seating area immediately from property, remainder being laid to lawn, shed to remain, gated side access.

Front Of Property

Block paved driveway offering off street parking for 2 vehicles.



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While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and other areas are approximate and are intended only to guide the eye. It is recommended that you obtain a professional survey of the property before purchase. The services, fixtures and appliances shown here are not to be taken as a guarantee of their availability or efficiency when in place. Made with Metaphor 12/2024

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

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

Guide Price £550,000
- £575,000

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.