



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Hill Road, Benfleet



Morgan Brookes believe - This extended, bright and spacious four-bedroom detached home offers the ideal setting for modern family living. Conveniently situated within easy reach of local amenities, well-regarded schools and Benfleet Railway Station, the property features an impressive 25'11" kitchen/dining/family room, a separate living room, a family bathroom and an additional shower room. Externally, the home benefits from a generous rear garden, garage and off-street parking.

Our sellers love - That it is a lovely family home in a fantastic location in Benfleet. Fabulous views that reach for miles, amazing local schools and close proximity of the station. A true treasure of a house that can be a family's loving home.

Key Features

- Guide Price £500,000 - £550,000.
- Heavily Extended.
- Lovely Views Of Surrounding Area.
- Four Bedrooms
- Two Bath/Shower Rooms
- Open Plan Kitchen/Family/Dining Room.
- Separate Living Room.
- No Onward Chain.

**Guide Price £500,000 -
£525,000**

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morganbrookes.co.uk

Hill Road, Benfleet

Entrance

Door to:

Lower Ground Floor Entrance Hall

Built in storage cupboards, smooth ceiling, tiled flooring, carpeted stairs to:

Ground Floor Entrance Hall

Warm air heating system, carpet flooring, smooth ceiling, doors to:

Kitchen / Family / Dining Room

25' 11" x 13' 2" nt 11'11" (7.89m x 4.01m nt 3.63m)

Kitchen : Double glazed window to side aspect, double glazed paneled door to rear garden, fitted with a range of base, wall mounted & glass display units, Granite work surfaces incorporating Butler sink, 4 point electric hob with extractor over, fitted oven & microwave, space & plumbing for appliances, splash back tiling, Granite breakfast bar, coving to smooth ceiling, tiled flooring, opens to: Family Space : Double glazed window to rear aspect, wall lights, coving to smooth ceiling, tiled flooring, open to: Dining Space : Double glazed paneled door to rear garden, coving to smooth ceiling, tiled flooring

Living Room (Currently Used As A Bedroom)

13' 8" x 11' 6" (4.16m x 3.50m)

Double glazed bow window to front aspect, double glazed window to side aspect, fitted bedroom furniture, coving to ceiling, carpet flooring.

Ground Floor Shower Room

6' 3" x 5' 11" (1.90m x 1.80m)

Obscure double glazed window to side aspect, corner shower cubicle, fitted units incorporating sink & WC, stainless steel heated towel rail, complimentary tiling to walls, tiled flooring.

Lower First Floor Landing

Double glazed window to side aspect, carpet flooring, door to:

Bedroom 4

10' 7" x 5' 0" (3.22m x 1.52m)

Double glazed window to rear aspect, carpet 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

Fitted cupboards, carpet flooring, doors to:

Bedroom 1 (Currently Used As A Living Room)

20' 4" x 12' 3" (6.19m x 3.73m)

Double glazed window to front aspect, double glazed window to side aspect, log burner, coving to smooth ceiling, carpet flooring.

Bedroom 2

12' 0" x 8' 2" (3.65m x 2.49m)

Double glazed window to rear aspect, carpet flooring.

Bedroom 3

9' 0" x 8' 9" (2.74m x 2.66m)

Double glazed window to rear aspect, carpet flooring.

Family Bathroom

7' 11" x 5' 7" (2.41m x 1.70m)

Obscure double glazed window to side aspect, Jacuzzi bath with shower over, vanity hand basin, complimentary tiling to walls.

Separate WC

5' 7" x 2' 7" (1.70m x 0.79m)

Obscure double glazed window to side aspect, low level WC, complimentary tiling to walls.

Rear Garden

Paved seating area from property, various flowers, shrubs & trees, the remainder being laid to lawn with path leading to rear seating area, shed to remain, gated side access.

Garage

22' 4" x 8' 3" (6.80m x 2.51m)

Door to under property storage / basement : 12'5" x 8'3" Meters, electric up & over door, power & light connected.

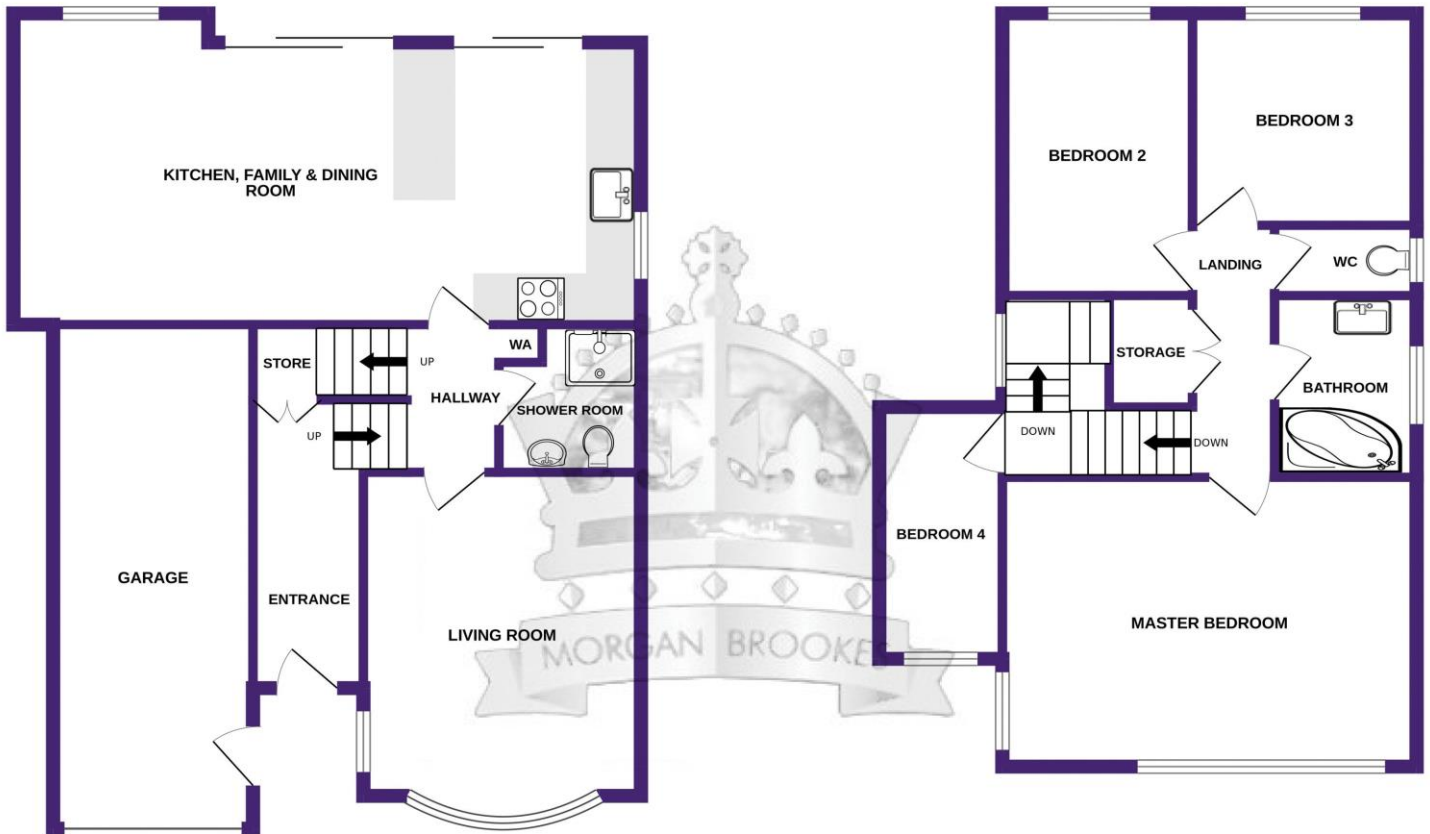
Front Of Property

Flower & shrubs, off street parking.



GROUND FLOOR

1ST FLOOR



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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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