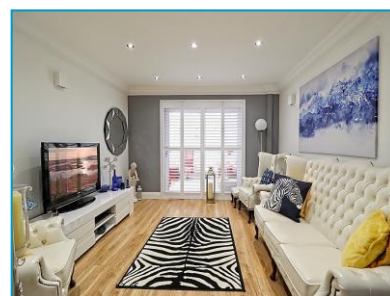




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Virginia Close, Benfleet



Morgan Brookes believe - Situated within a popular area of Benfleet is this extended beautifully presented home offering 3 reception rooms, ground floor cloakroom, master bedroom with en-suite & 3 further good size bedrooms. This is an excellent purchase for a growing family & being located within easy reach of local amenities, good schools & bus routes.

Our Sellers love – **(Awaiting paragraph from seller.)**

Key Features

- Extended Family Home.
- Four Bedrooms.
- Three Reception Rooms.
- Ground Floor Cloakroom.
- En-Suite To Master.
- Detached Garage.
- Ample Off Street Parking.
- No Onward Chain.

£495,000

Virginia Close, Benfleet

Entrance

Double glazed panelled door to:

Porch

8' 2" x 5' 4" (2.49m x 1.62m)

Two double glazed windows to side aspects, tiled flooring, double glazed panelled door to:

Hallway

15' 7" x 7' 3" (4.75m x 2.21m)

Radiator, tiled flooring, coving to smooth ceiling incorporating downlights, doors to:

Office / Ground Floor Bedroom

11' 6" x 8' 9" (3.50m x 2.66m)

Double glazed bay window to front aspect with fitted shutters, radiator, range of fitted base & wall units, coving to smooth ceiling incorporating downlights, wood effect laminate flooring, door to:

Ground Floor Shower Room / En-suite

8' 5" x 4' 0" (2.56m x 1.22m)

Obscure double glazed window to side aspect, low level WC, corner shower cubicle, pedestal hand basin, complimentary tiling to walls, coving to smooth ceiling, vinyl flooring.

Reception Room

19' 2" x 11' 8" (5.84m x 3.55m)

Double glazed French doors to rear garden, radiator, feature fireplace, decorative wall moldings, coving to smooth ceiling, carpet flooring.

Kitchen

15' 8" x 7' 11" (4.77m x 2.41m)

Double glazed window & door to conservatory, fitted range of base & wall mounted units, Granite work surfaces incorporating 1 & 1/2 bowl sink & drainer unit, electric hob with extractor over, fitted oven & microwave, integrated washing machine & dishwasher, smooth ceiling incorporating downlights, tiled flooring.

Conservatory

19' 7" x 9' 6" (5.96m x 2.89m)

Double glazed windows to front & side aspects, double glazed French doors to rear garden, 2 radiators, wood effect laminate flooring.



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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.

Living Room**26' 11" x 11' 10" (8.20m x 3.60m)**

Double glazed bay window to front aspect with fitted shutters, internal glazed window to side aspect, radiator, feature fireplace, fitted base units, stairs to first floor, coving to smooth ceiling incorporating downlights, wood effect laminate flooring, double glazed patio door with fitted shutters to conservatory.

First Floor Landing**8' 9" x 8' 0" (2.66m x 2.44m)**

Built in airing cupboard, smooth ceiling with loft access, wood effect laminate flooring, doors to:

Bedroom 1**14' 1" x 9' 7" (4.29m x 2.92m)**

Double glazed window with fitted shutters to rear aspect, radiator, fitted wardrobes, coving to smooth ceiling, carpet flooring, opening to:

En-Suite**11' 8" x 4' 6" (3.55m x 1.37m)**

Double glazed window with fitted shutters to front aspect, heated towel rail, double shower cubicle, His & Her vanity hand basins, low level WC, coving to smooth ceiling, vinyl flooring.

Bathroom**9' 7" x 7' 10" (2.92m x 2.39m)**

Obscure double glazed window with fitted shutters to rear aspect, 2 x stainless steel heated towel rails, freestanding bath, shower cubicle, low level WC, vanity hand basin, coving to smooth ceiling with inset downlights, complimentary tiling to walls & flooring.

Bedroom 2**12' 8" x 10' 0" (3.86m x 3.05m)**

Double glazed window with fitted shutters to rear aspect, radiator, fitted wardrobes, coving to smooth ceiling, carpet flooring.

Bedroom 3**11' 4" x 10' 1" (3.45m x 3.07m)**

Double glazed window with fitted shutters to front aspect, radiator, fitted wardrobes, coving to smooth ceiling, wood effect laminate flooring.

Bedroom 4**8' 5" x 7' 10" (2.56m x 2.39m)**

Double glazed window with fitted shutters to front aspect, radiator, fitted wardrobes, coving to smooth ceiling, wood effect laminate flooring.

Rear Garden

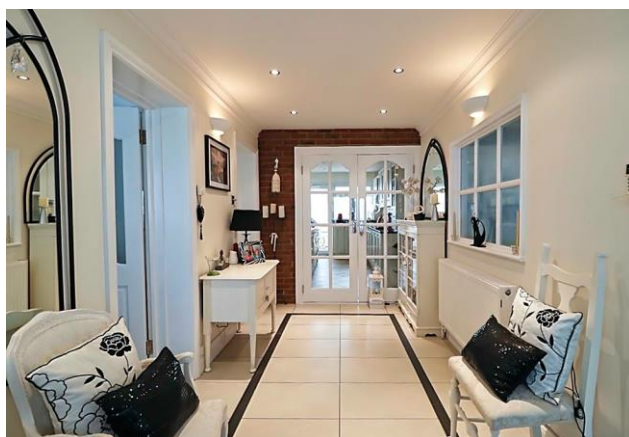
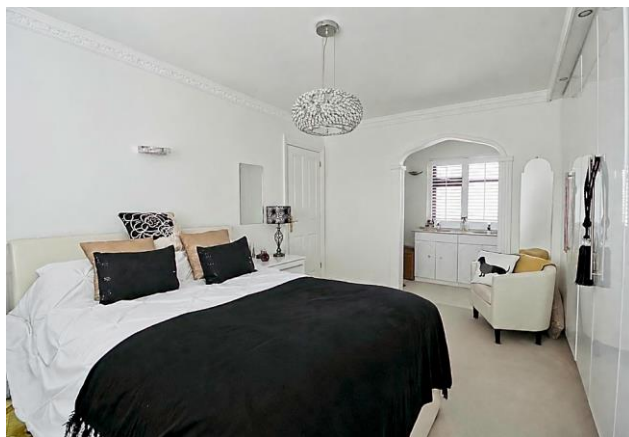
Paved seating area immediately from property leading to rear with further paved BBQ area, the remainder being laid to lawn. Single shed to remain, Summer house with power & light connected. Gated side access.

Front Of Property

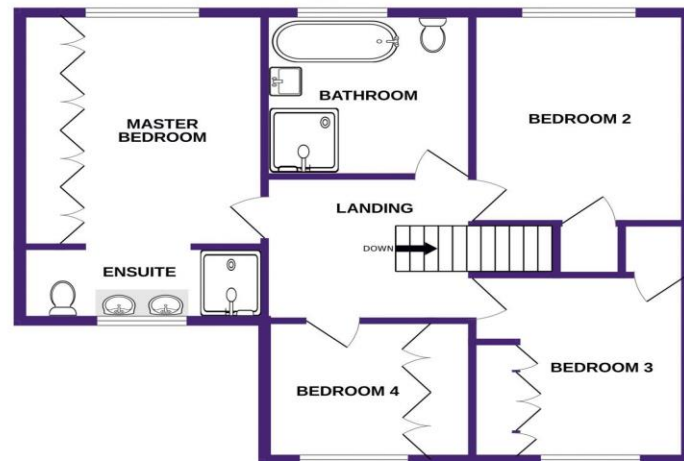
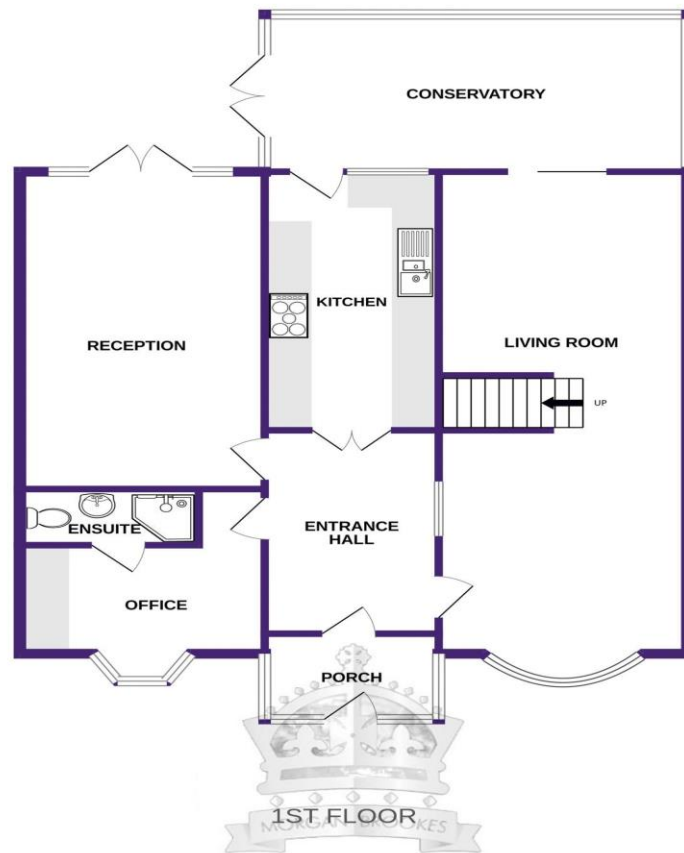
Gated paved driveway offering off street parking for up to 3 vehicles.

Garage

Accessed via side entrance from Eversley Road offering 1 off road parking space in front of gate & 1 further space in front of garage. Garage has an up & over door & power connected.



GROUND FLOOR



MORGAN BROOKES LTD

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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