MORGAN BROOKES
ESTATE AGENTS
HELPING YOU GROW

Manor Road, Benfleet







Morgan Brookes believe - This modern & spacious home is an ideal purchase for families, being located within easy reach of local shops, parks & well regarded Primary & Senior schools. The property offers a modern fitted kitchen, bathroom, utility room, separate office, 3 double bedrooms & 2 en-suites. Being offered with no onward chain, a good size rear garden & ample off street parking this is a property not to be missed.

Our Sellers love - The abundance of space the home has to offer & being in a central location within easy reach of local amenities, restaurants, shops, transport routes & good schools.

Key Features

- Impressive Family Home.
- Modern Fitted Kitchen.
- 3 Reception Rooms.
- Utility Room & Office.
- Three Double Bedrooms.
- 2 En-Suite Shower Rooms.
- Modern Fitted Bathroom.
- Close To Local Amenities, Schools & Playing Fields.

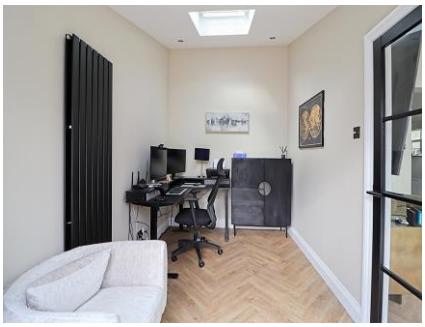
£525,000

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Entrance
Double glazed panelled door to:

Hallway
13' 3" x 5' 11" (4.04m x 1.80m)
Stairs to first floor, under stairs storage cupboard, radiator, coving to smooth ceiling, Herringbone flooring, doors to:

Reception Room
14' 10" x 13' 2" (4.52m x 4.01m)
Double glazed bay window to front aspect, radiator, feature fireplace, coving to smooth ceiling, Herringbone flooring.

Kitchen
13' 0" x 12' 1" (3.96m x 3.68m)
Double glazed window to side aspect, fitted range of base & wall mounted units, roll edge work surfaces incorporating sink unit, fitted microwave & oven, integrated fridge/freezer, matching breakfast bar incorporating induction hob, coving to smooth ceiling incorporating downlights, Herringbone flooring, opening to Dining Area, door to:

Utility Room
11' 8" x 5' 7" (3.55m x 1.70m)
Double glazed window to front aspect, double glazed sky light, radiator, fitted range of base & wall mounted units, square edge work surfaces incorporating sink & drainer unit, space & plumbing for appliances, smooth ceiling incorporating downlights, Herringbone flooring.

Dining Area
12' 11" x 9' 0" (3.93m x 2.74m)
Radiator, feature exposed brick fireplace, coving to smooth ceiling, Herringbone flooring, opening to:

Living Room
12' 6" x 10' 3" (3.81m x 3.12m)
Double glazed bi folding doors to rear aspect, 2 double glazed sky light windows to rear aspect, radiator, smooth ceiling incorporating downlights, Herringbone flooring, door to:

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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.

Office
Double glazed double doors to rear aspect, double glazed sky light to rear aspect, radiator, smooth ceiling incorporating downlights, Herringbone flooring.



Bathroom
11' 8'' x 7' 4'' (3.55m x 2.23m)
Obscure double glazed window to side aspect, double glazed sky light, stainless steel heated towel rail, freestanding bath, low level WC, vanity hand basin, shower cubicle, complimentary tiling to walls, smooth ceiling incorporating downlights, tiled flooring.

First Floor Landing
18' 5'' x 7' 6'' (5.61m x 2.28m)
Double glazed window to side aspect, coving to smooth ceiling incorporating loft access, carpet flooring, doors to:



Bedroom 1
13' 2'' x 11' 0'' (4.01m x 3.35m)
3 double glazed windows to side aspect, radiator, coving to smooth ceiling, carpet flooring, door to:

En-Suite
6' 11'' x 2' 6'' (2.11m x 0.76m)
Low level WC, wall mounted hand basin, shower cubicle, complimentary splash back tiling, smooth ceiling, tiled flooring.

Bedroom 2
11' 9'' x 9' 7'' (3.58m x 2.92m)
Double glazed window to rear aspect, radiator, coving to smooth ceiling, carpet flooring, door to:

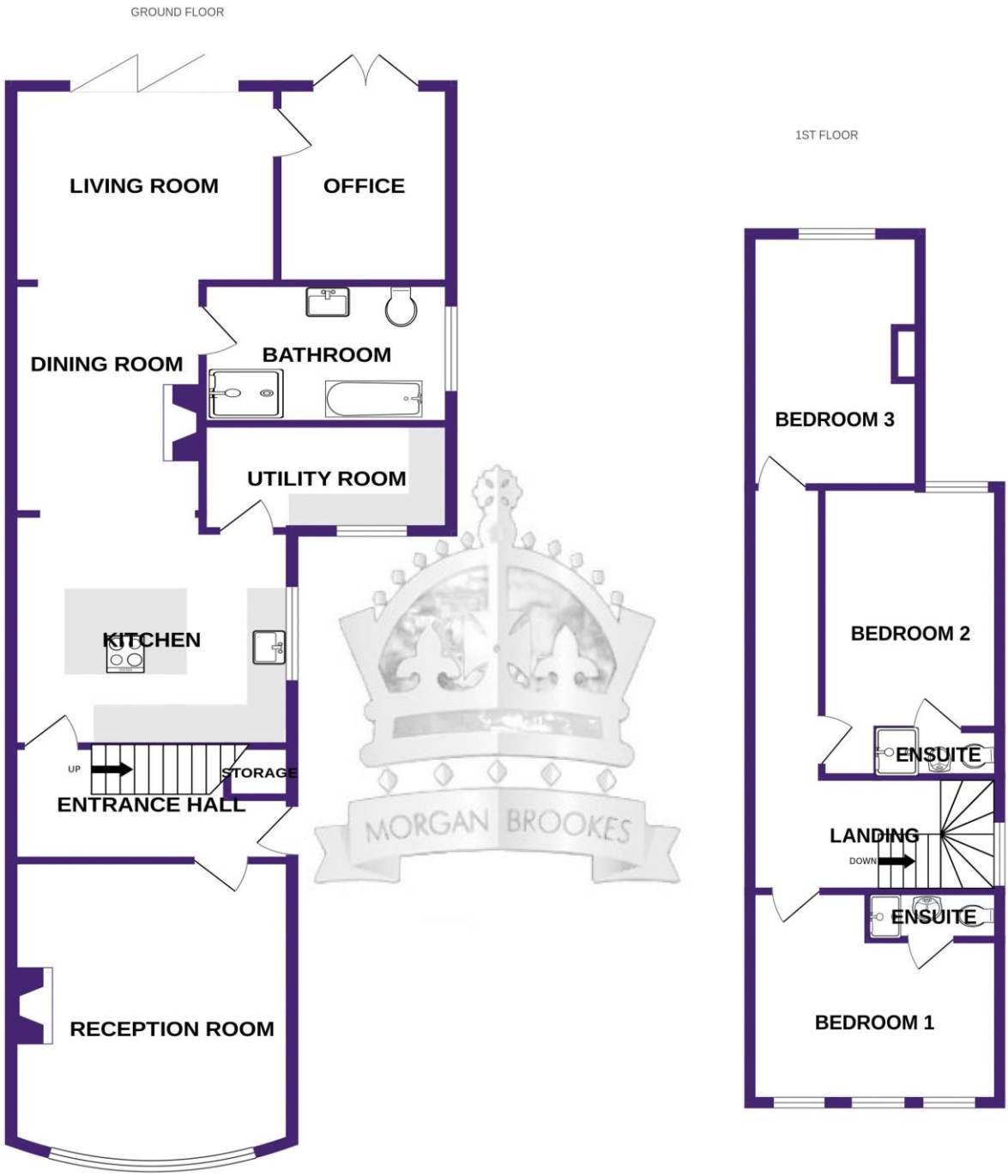
En-Suite
6' 11'' x 2' 6'' (2.11m x 0.76m)
Low level WC, wall mounted hand basin, shower cubicle, complimentary splash back tiling, smooth ceiling, tiled flooring.



Bedroom 3
13' 0'' x 9' 0'' (3.96m x 2.74m)
Double glazed window to rear aspect, radiator, coving to smooth ceiling, carpet flooring.

Rear Garden
Complimentary porcelain tiled seating are to the immediate rear of the property, lawn area leading to rear decked & porcelain entertaining area, side access gate.

Front Of Property
Driveway offering off street parking.



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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