



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Kents Hill Road North, Benfleet



**Morgan Brookes believe** - Being offered with no onward chain & located in a popular area within close proximity of local amenities, transport links & in the catchment area of Robert Drake Primary School, this three bedroom detached house is the perfect family home, offering spacious accommodation throughout, good size rear garden for entertaining and ample off street parking.

**Our Sellers love** - The immediate travel links in all directions & the convenience of being able to walk to the shops, vets, day nursey & having pubs & restaurants nearby. The large summerhouse & conservatory have been invaluable to them over the years. The sellers believe their home still offers huge potential for the new owners.

### Key Features

- Spacious Detached Family Home.
- Three Good Size Bedrooms.
- Ground Floor Cloakroom & Utility Room.
- 17' Modern Kitchen / Breakfast Room.
- 15' Conservatory.
- Good Size Rear Garden & Summerhouse.
- Robert Drake Primary School Catchment.
- No Onward Chain.
- Call Morgan Brookes Today!

**£475,000**

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# Kents Hill Road North, Benfleet

## Entrance

Double glazed paneled door to:

## Hallway

**14' 2" x 5' 11" (4.31m x 1.80m)**

Radiator, carpeted stairs to first floor, understairs storage cupboard, smooth ceiling, tiled flooring, doors to:

## Utility Room

**5' 10" x 5' 2" (1.78m x 1.57m)**

Range of fitted base and wall mounted units, roll edge work surface incorporating stainless steel sink and drainer unit, space and plumbing for appliances, smooth ceiling incorporating downlights, tiled flooring, door to:

## Ground Floor Cloakroom

**5' 11" x 2' 7" (1.80m x 0.79m)**

Obscure double glazed window to side aspect, low level WC, hand basin, complimentary tiling to walls, smooth ceiling incorporating downlights, tiled flooring.

## Kitchen / Breakfast Room

**17' 10" x 8' 7" (5.43m x 2.61m)**

Double glazed windows to front and side aspects, radiator, range of fitted base and wall mounted units incorporating stainless steel sink and drainer unit, 5 point gas hob with stainless steel extractor hood over, fitted oven, integrated dishwasher, integrated fridge/freezer, smooth ceiling incorporating downlights, tiled flooring, internal door giving access to the garage.

## Living Room

**17' 2" x 15' 10" (5.23m x 4.82m)**

Double glazed window to side aspect, two radiators, smooth ceiling incorporating downlights, tiled flooring, double glazed French doors to:

## Conservatory

**15' 6" x 11' 9" (4.72m x 3.58m)**

Double glazed windows to rear and side aspect, double glazed door to rear garden, double glazed French doors to rear garden, radiator, tiled flooring.

## First Floor Landing

Built in storage cupboard, smooth ceiling incorporating loft access, carpet flooring, doors to:

## Bedroom 1

**16' 7" x 10' 0" (5.05m x 3.05m)**

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

## Bedroom 2

**12' 9" x 11' 11" (3.88m x 3.63m)**

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

## Bedroom 3

**16' 1" x 7' 0" (4.90m x 2.13m)**

Double glazed windows to rear and side aspects, radiator, fitted wardrobes, smooth ceiling incorporating loft access, carpet flooring.

## Bathroom

Obscure double glazed window to side aspect, radiator, paneled bath with shower screen, low level WC, pedestal hand basin, complimentary tiling to walls, smooth ceiling, tiled flooring.

## Rear Garden

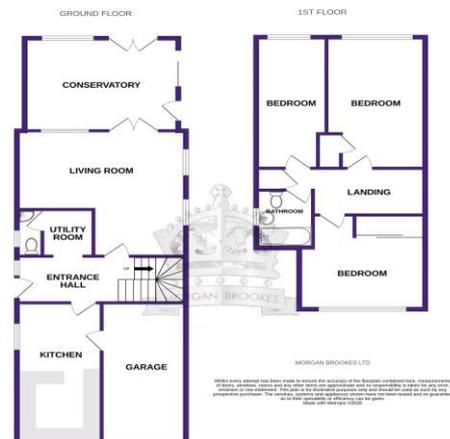
Seating area immediately from property, the remainder being laid to lawn with various flower & shrub borders, pathway leading to the rear of the garden with a further seating area leading to: **Summerhouse** Power & light connected, sliding patio door & further full length windows to front aspect.

## Front Of Property

Driveway offering ample off street parking, side access gate to the rear garden.

## Garage

Up and over door, power & light connected, wall mounted boiler.



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

**Sales | Lettings | Property Management**  
**01268 755626 [morganbrookes.co.uk](http://morganbrookes.co.uk)**

**£475,000**

### 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.