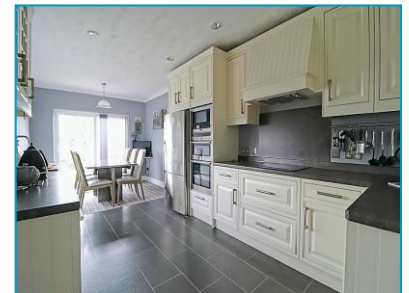




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## St Marys Road, South Benfleet



**Morgan Brookes believes** - This beautifully presented family home offers stunning views & a great location just moments from Benfleet Train Station, perfect for both relaxation & convenience. The property boasts spacious accommodation throughout, including a generous kitchen/diner opening onto the rear garden ideal for entertaining. With well-proportioned bedrooms and en-suite to the master, this home combines comfort, style, and practicality for family living.

**Our Sellers love** - The views from the back garden as well as to the front of the property, all the neighbours are very friendly & helpful, it's a lovely road to live in.

### Key Features

- Beautiful Extended Family Home.
- 22' Living Room.
- 22' Kitchen/Dining Room.
- En-Suite To Master.
- Rear Garden With Incredible Views.
- Sought After Location a Stone's Throw From Benfleet Station.

**Offers in Excess of  
£900,000**



# St Marys Road, South Benfleet

## Entrance

Wood paneled door to:

## Hallway

**18' 8" x 6' 3" (5.69m x 1.90m)**

Carpeted stairs leading to first floor, radiator, coving to smooth ceiling, wood effect laminate flooring, doors to:

## Reception Room

**16' 1" x 12' 0" (4.90m x 3.65m)**

Double glazed window to front aspect, two double glazed windows to side aspect, double glazed French doors to rear garden, feature fireplace, radiator, coving to smooth ceiling, carpet flooring.

## Living Room

**22' 0" x 10' 6" (6.70m x 3.20m)**

Double glazed windows to front & rear aspects, feature fireplace, two radiators, coving to smooth ceiling, carpet flooring, opening to:

## Kitchen / Dining Room

**22' 1" x 9' 6" (6.73m x 2.89m)**

Fitted range of base & wall mounted units, roll top work surfaces incorporating 4 point hob with extractor over, stainless steel sink & drainer unit, space and plumbing for appliances, integrated 1 & a half oven & microwave, splash back tiling, coving to ceiling incorporating downlight, tiled effect flooring. Dining Room : Double glazed window to rear aspect, double glazed sliding patio door to rear garden, radiator, coving to ceiling, carpet flooring.

## Ground Floor Cloakroom

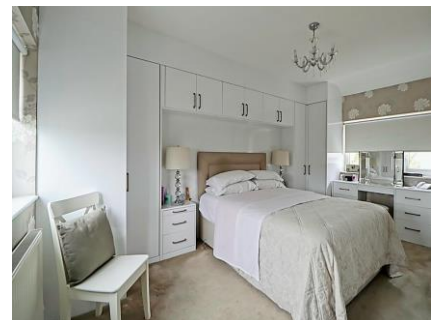
**6' 2" x 2' 4" (1.88m x 0.71m)**

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

## First Floor Landing

**10' 4" x 6' 4" (3.15m x 1.93m)**

Radiator, smooth ceiling incorporating loft access, carpet flooring, doors to:



**01268 755626**

**morganbrookes.co.uk**

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£900,000**

### 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.

**Bedroom 1**

16' 3" x 11' 6" (4.95m x 3.50m)

Double glazed window to front & rear aspects, fitted wardrobes, radiator, carpet flooring, smooth ceiling, door to:

**En-Suite**

5' 9" x 2' 5" (1.75m x 0.74m)

Shower cubicle, hand basin, tiling to walls, extractor fan.

**Bedroom 2**

12' 1" x 10' 11" (3.68m x 3.32m)

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

**Bedroom 3**

10' 8" x 10' 5" (3.25m x 3.17m)

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

**Bathroom**

7' 3" x 6' 4" (2.21m x 1.93m)

Obscure double glazed window to rear aspect, shower cubicle, pedestal hand basin, low level WC, stainless steel heated towel rail, complimentary tiling to walls, smooth ceiling.

**Rear Garden**

Large paved seating/entertaining area immediately from the house with the remainder being laid to lawn with various trees and bushes. Incredible views

**Front Of Property**

Block paved in & out driveway offering off street parking for up to 3 vehicles, low bearing wall to boundary.

**Garage**

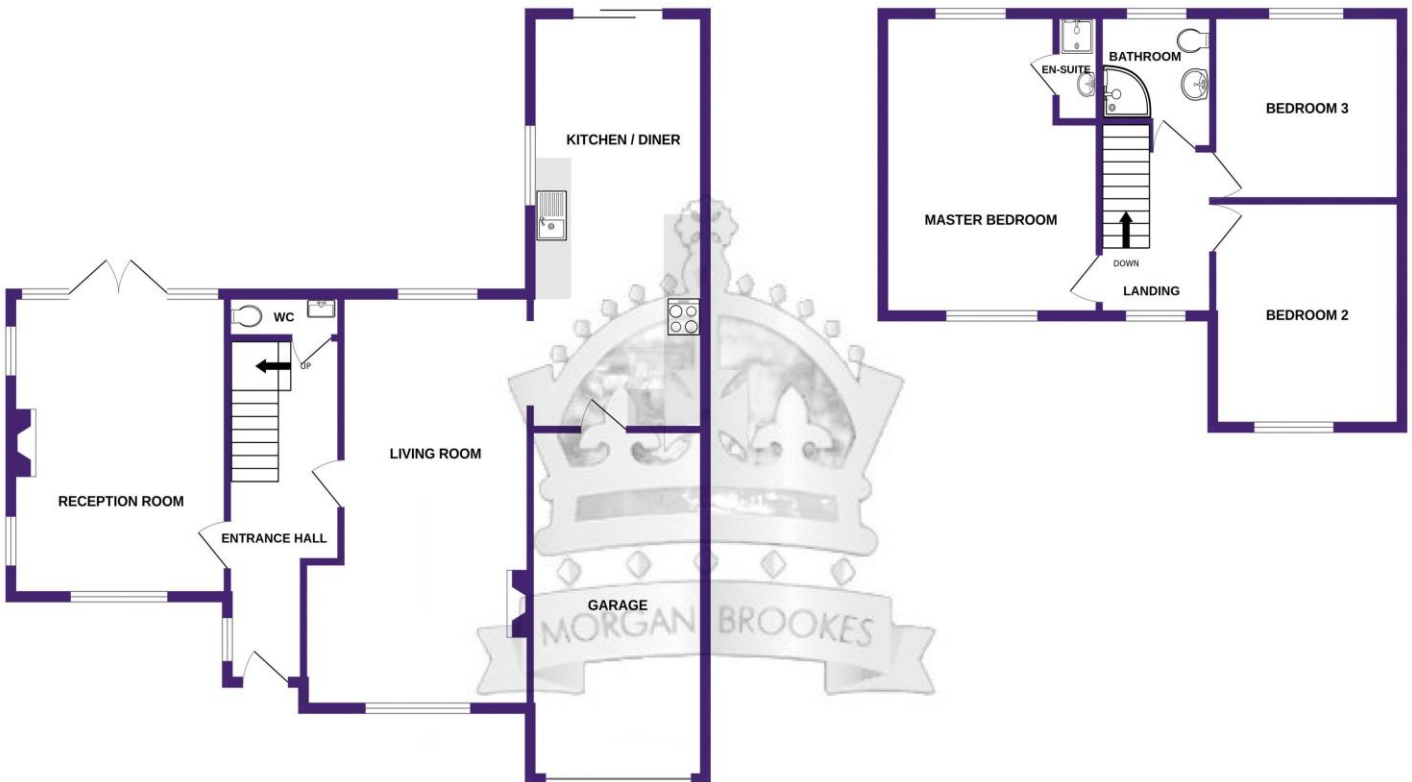
18' 7" x 9' 8" (5.66m x 2.94m)

Side hinged garage doors, power & light connected.



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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