MORGAN BROOKES
ESTATE AGENTS
HELPING YOU GROW

Rayleigh Road, Benfleet







Morgan Brookes believe - Situated within easy access to the A13 & A127, within The King John School catchment area, this spacious 4 bedroom home is ideally situated for families looking for a property with plenty of space to grow. The home offers 3 reception rooms, a ground floor cloakroom, off street parking & garage/workshop. Offered with no onward chain this well positioned home presents an excellent opportunity of space, convenience & flexibility.

Our Sellers love - That her Mum & Dad had a lovely, happy life in the house which they purchased from new. Mum tending to her plants & dad building vintage motorbikes in his workshop. They had the most wonderful neighbours who were more like family than neighbours.

Key Features

- Detached Family Home.
- Extended To Rear.
- Three Reception Rooms.
- Ground Floor Cloakroom.
- Off Street Parking & Car Port.
- Garage Space & Workshop.

£475,000

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Entrance
Double glazed panelled door to:

Hallway
6' 5" x 3' 5" (1.95m x 1.04m)
Radiator, tiled flooring, smooth ceiling, doors to:

Ground Floor Cloakroom
5' 11" x 3' 3" (1.80m x 0.99m)
Obscure double glazed window to side aspect, WC, wall mounted hand basin, radiator, tiling to walls, extractor fan, smooth ceiling, tiled flooring.

Kitchen
12' 4" x 9' 10" (3.76m x 2.99m)
Double glazed window to front aspect, double glazed panelled door to side aspect, range of fitted base & wall mounted units, square edge work surfaces incorporating 1 & 1/2 bowl stainless steel sink & drainer unit, 4 point gas hob with extractor over, built in oven & grill, space & plumbing for appliances, matching breakfast bar, splash back tiling, radiator, coving to smooth ceiling, ceiling fan, tiled flooring.

Living Room
16' 3" x 14' 5" (4.95m x 4.39m)
Double glazed patio doors leading to conservatory, double glazed window to rear aspect, radiator, under stairs storage cupboard, stairs to first floor, coving to smooth ceiling, wood effect laminate flooring, door to

Conservatory
15' 3" x 8' 7" (4.64m x 2.61m)
Double glazed windows to side & rear aspects, double glazed French doors to rear garden, radiator, wood effect laminate flooring.

Reception Room
15' 4" x 9' 5" (4.67m x 2.87m)
Double glazed window to rear aspect, radiator, coving to ceiling, wood effect laminate flooring, double doors to garage storage area, door to:

Sales | Lettings | Property Management
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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.

Workshop
14' 7'' x 9' 3'' (4.44m x 2.82m)
Double glazed window to side aspect, double glazed door to rear garden, power & light connected.

First Floor Landing
11' 9'' x 5' 11'' (3.58m x 1.80m)
Built in airing cupboard, ceiling incorporating loft access, carpet flooring, doors to:

Bedroom 1
14' 7'' x 9' 11'' (4.44m x 3.02m)
Double glazed window to rear aspect, radiator, coving to ceiling incorporating downlights, ceiling fan, wood effect laminate flooring.



Bedroom 2
9' 11'' x 9' 11'' (3.02m x 3.02m)
Double glazed window to front aspect, radiator, fitted wardrobe, coving to ceiling, carpet flooring.

Bedroom 3
13' 11'' x 7' 2'' (4.24m x 2.18m)
Double glazed window to rear aspect, radiator, fitted wardrobe, coving to ceiling, carpet flooring.



Bedroom 4
11' 5'' x 6' 9'' (3.48m x 2.06m)
Double glazed window to front aspect, radiator, fitted wardrobe, coving to ceiling, carpet flooring.

Bathroom
7' 11'' x 7' 5'' (2.41m x 2.26m)
Obscure double glazed window to side aspect, corner panelled bath, WC, pedestal hand basin, bidet, fully tiled built in shower cubicle, radiator, tiling to walls, wood effect laminate flooring.



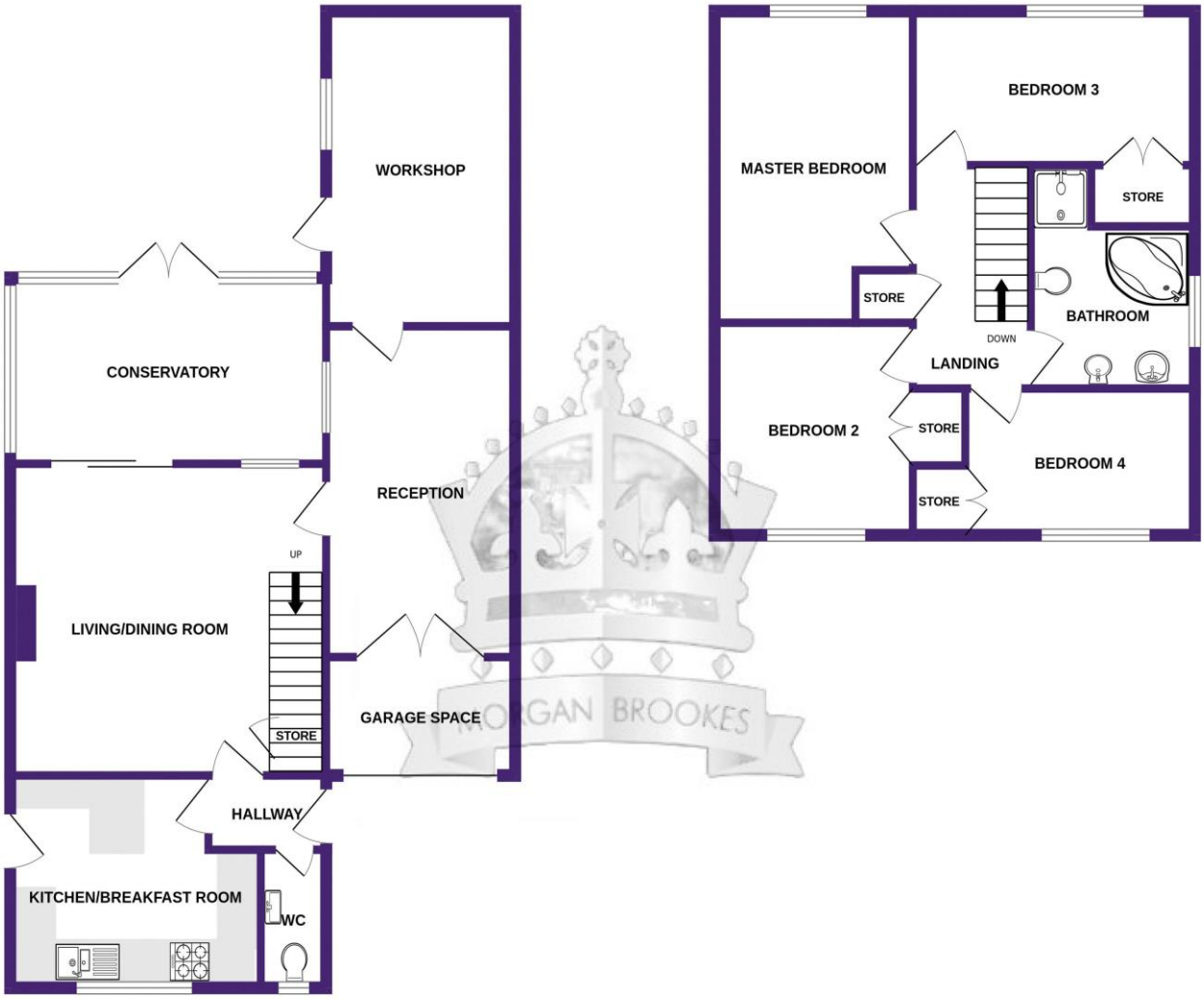
Garage Space
9' 6'' x 5' 4'' (2.89m x 1.62m)
Storage Space.

Rear Garden
Paved patio immediately from property, the remainder being laid to lawn with various established trees & shrub borders, side access gate.

Front Of Property
Block paved driveway with shrub borders.

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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