MORGAN BROOKES
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HELPING YOU GROW

Essex Way, Benfleet







Morgan Brookes believe - This beautifully decorated two-bedroom bungalow, finished to a high standard throughout, makes the perfect family home. The property boasts a spacious layout, a large garden, off-street parking, and generous living areas. Ideally located just minutes from King John Secondary School and Benfleet Mainline Station—with direct links to London Fenchurch Street and Southend—it offers convenience for both families and commuters alike.

Our Sellers love – How the bungalow is filled with lots of natural light, having a great size rear garden & ample off street parking for when they have visitors as well as being within easy reach of local amenities, pubs & restaurants, good schools, Benfleet Downs & Train Station.

Key Features

- A Supurb Semi-Detached Bungalow.
- Beautifully Refurbished Throughout.
- 0.3 Miles to Benfleet Mainline Train Station.
- Easy Access To Local Shops & Amenities.
- Large Rear Garden.
- Ample Off Street Parking.
- No Onward Chain.
- Potential To Extend (STPC).

Guide Price
£375,000 -£400,000

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Entrance
Double glazed door leading to:

Hallway
7' 8" x 3' 11" (2.34m x 1.19m)
Smooth ceiling incorporating downlights, cupboard housing meters with double glazed window to front aspect, radiator wood effect laminate flooring, door to:

Kitchen
10' 2" nt 5'11" x 7' 8" nt 6'0" (3.10m nt 1.80m x 2.34m nt 1.82m)
Double glazed window & double glazed door to side aspect, range of fitted base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer unit, electric hob with extractor fan over & splash back panel, fitted oven, space & plumbing for appliances, smooth ceiling incorporating downlights, serving hatch to living / dining room, wood effect laminate flooring.

Living / Dining Room
21' 0" nt 10'5" x 17' 4" nt 8'0" (6.40m nt 3.17m x 5.28m nt 2.43m)
Double glazed windows to front and side aspects, smooth ceiling incorporating downlights, two radiators, serving hatch to kitchen, wood effect laminate flooring, door to:

Internal Hallway
5' 11" x 4' 3" (1.80m x 1.29m)
Built in airing cupboard with shelving, smooth ceiling, carpet flooring, doors to:

Bedroom 1
11' 8" x 10' 7" (3.55m x 3.22m)
Double glazed window to rear aspect, radiator, built in wardrobes, smooth ceiling incorporating downlights, carpet flooring.

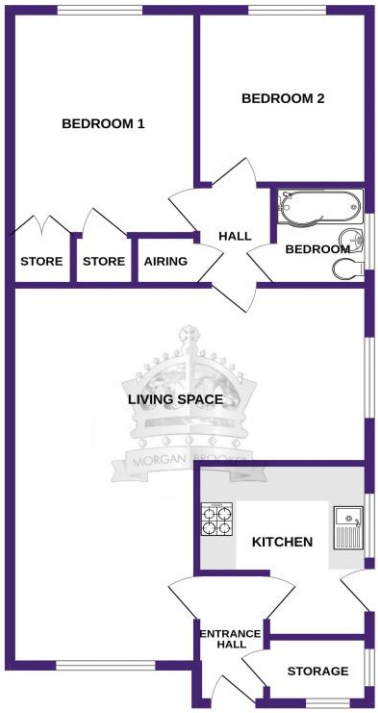
Bedroom 2
10' 4" x 10' 1" (3.15m x 3.07m)
Double glazed window to rear aspect, radiator, smooth ceiling incorporating downlights, radiator, carpet flooring.

Bathroom
5' 10" x 5' 5" (1.78m x 1.65m)
Obscure double glazed window to side aspect, tiled walls, P shaped panelled bath with glass shower screen, low level WC, pedestal hand basin, complimentary tiling to walls, stainless steel heated towel rail, smooth ceiling incorporating downlights, tiled flooring.

Rear Garden
Laid to lawn, fencing to boundaries, shed to remain, outside water tap & power socket, side access gate.

Front of Property
Off street parking, gated side access leading to side door and rear garden.

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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Local Authority Information
Castle Point Borough Council
Council Tax Band: C

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01268 755626 morganbrookes.co.uk

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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.

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.