



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Watlington Road, Benfleet



Morgan Brookes believe - Stunning extended 4/5 bedroom chalet featuring a superb 25'5" open-plan kitchen, dining and living room, separate reception room, utility room and ground floor shower room. Outside offers a well-maintained 50' rear garden and ample off-street parking. Ideally located close to local shops, bus routes and within easy reach of Benfleet Station.

Our Sellers love - Having such great neighbours & being in a wonderful location. When they 1st saw the property they knew it was going to be a great family home.

Key Features

- Extended Semi Detached Chalet.
- 4/5 Bedrooms.
- 25'5 Open Plan Kitchen / Dining / Living Room.
- Separate Living Room.
- Modern Fitted Kitchen & Bathrooms.
- En-Suite To Master.
- Beautiful 50' Rear Garden.

£625,000

Watlington Road, Benfleet

Entrance

Double glazed panelled door to:

Entrance Hall

Stairs with glass balustrade leading to first floor, understairs storage cupboard, radiator, smooth ceiling incorporating downlights, wood effect laminate flooring, doors to:

Snug / Bedroom 5

13' 4" x 7' 8" (4.06m x 2.34m)

Double glazed bay window to front aspect, radiator, smooth ceiling incorporating downlights.

Open Plan Kitchen / Dining / Living Room

25' 5" x 17' 11" (7.74m x 5.46m)

Double glazed bi-folding doors to rear garden, double glazed window to rear aspect, fitted range of base & wall mounted units, Quartz work surfaces incorporating sink unit with stainless steel mixer tap, induction hob with extractor over, built in Bosch oven, dishwasher, combi microwave & grill, breakfast bar, 3 x radiators, smooth ceiling incorporating downlights, wood effect laminate flooring.

Utility Room

8' 5" x 6' 8" (2.56m x 2.03m)

Double glazed window & door to side aspect, fitted base & wall mounted units, work surface incorporating sink unit with stainless steel mixer tap, space & plumbing for appliances, wall mounted boiler, smooth ceiling, vinyl flooring.

Reception Room / Bedroom 4

13' 7" x 11' 10" (4.14m x 3.60m)

Double glazed bay window to front aspect, radiator, smooth ceiling incorporating downlights, wood effect laminate flooring.

Ground Floor shower Room

8' 5" x 4' 7" (2.56m x 1.40m)

Low level WC, vanity hand basin, shower cubicle with glass screen, complimentary part tiling to walls, stainless steel heated towel rail, smooth ceiling incorporating downlights, tiled flooring.



Sales | Lettings | Property Management
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£625,000

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.

First Floor Landing

Radiator, smooth ceiling incorporating downlights, carpet flooring, doors to:

Bedroom 1

16' 7" x 10' 4" (5.05m x 3.15m)

Double glazed window to rear aspect, fitted wardrobes, radiator, smooth ceiling incorporating downlights, carpet flooring, door to:

En-Suite

7' 3" x 6' 3" (2.21m x 1.90m)

Double glazed window to rear aspect, low level WC, vanity hand basin, shower cubicle with glass screen, complimentary part tiling to walls, stainless steel heated towel rail, smooth ceiling incorporating downlights, extractor fan, tiled flooring.

Bedroom 2

13' 6" x 10' 4" (4.11m x 3.15m)

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

Bedroom 3

16' 7" x 6' 2" (5.05m x 1.88m)

Double glazed window to front aspect, radiator, fitted wardrobes & dressing table, smooth ceiling incorporating downlights, carpet flooring.

Bathroom

10' 1" x 6' 2" (3.07m x 1.88m)

Double glazed window to side aspect, low level WC, vanity hand basin, panelled bath with raised shower system & glass screen, stainless steel heated towel rail, complimentary tiling to walls, extractor fan, smooth ceiling incorporating downlights, tiled flooring.

Rear Garden

Block paved seating area to the immediate rear of the property, the remainder being laid to lawn with further paved seating area to rear. Side access gate.

Front Of Property

Blocked paved driveway offering ample off street parking.

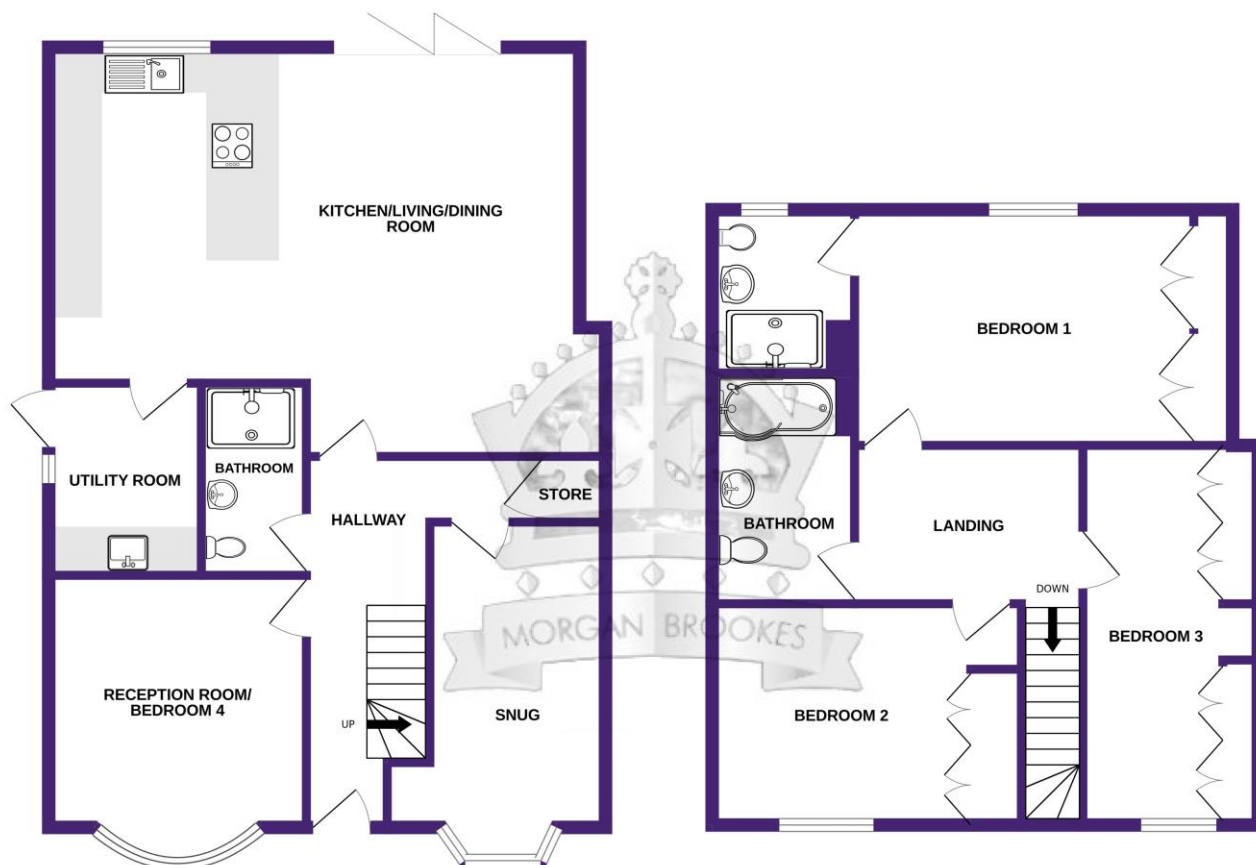


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GROUND FLOOR

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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