



**MORGAN
BROOKES**
≡ ESTATE AGENTS ≡
HELPING YOU GROW



Meadway, Benfleet



Morgan Brookes believe - This exceptional family home is a true gem! Boasting four generously sized bedrooms, an annex including one of four bedrooms and a shower room, a landscaped rear garden and a convenient driveway providing ample off-street parking. Situated on a vast corner plot within a quiet cul-de-sac, it stands as a testament for comfortable family living!

Our Sellers love - The serene neighborhood that the property is nestled in, with easy access to amenities, transport links and local greenery such as the Woodside Park. They also appreciate the flexibility the annex provides!

Key Features

- Extensive Detached Family Home.
- Four Great Sized Bedrooms, including Annex with Shower Room.
- Living Room, Kitchen/Dining Room.
- Large, Landscaped Rear Garden.
- Driveway Providing Ample Parking.
- Occupying Vast Corner Plot in Quiet Cul-De-Sac Position.
- Sought After Location with Amenities & Easy Transport Links.
- Call Morgan Brookes Today!

**Guide Price £450,000-
£475,000**

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morganbrookes.co.uk

Meadway, Benfleet

Entrance

Double glazed panelled door leading to:

Entrance Porch

4' 5" x 4' 4" (1.35m x 1.32m)

Double glazed window to side aspect, wood effect flooring, doors leading to:

Reception / Bedroom 5

16' 8" x 8' 0" (5.08m x 2.44m)

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

Living Room

15' 1" x 11' 11" (4.59m x 3.63m)

Double glazed window to front aspect, feature fireplace, stairs leading to first floor accommodation, radiator, carpet flooring, opening to:

Kitchen/Dining Room

20' 5" x 8' 0" (6.22m x 2.44m)

Double glazed window to rear aspect, fitted range of base & wall mounted units, roll top work surfaces incorporating sink & drainer unit, four point gas hob with extractor hood over, integrated oven, space & plumbing for appliances, tiled walls, coving to ceiling, tiled effect flooring, door leading to annex, double glazed patio door leading to rear aspect, door leading to:

Pantry

5' 10" x 3' 0" (1.78m x 0.91m)

Fitted storage units, opening to:

First Floor Landing

9' 8" x 8' 1" (2.94m x 2.46m)

Double glazed window to side aspect, radiator, coving to ceiling incorporating loft access, carpet flooring, doors leading to:

Master Bedroom

15' 3" x 13' 0" x 11' 2" (4.64m x 3.40m)

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



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.

Bedroom 2**11' 7" x 8' 11" (3.53m x 2.72m)**

Double glazed window to side aspect, fitted wardrobes, radiator, carpet flooring.

Bedroom 3**9' 1" x 8' 10" (2.77m x 2.69m)**

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

Family Bathroom**8' 5" x 5' 10" (2.56m x 1.78m)**

Obscure double glazed window to side aspect, panelled bath incorporating raised shower system over & shower screen, vanity hand basin & low level WC, radiator, part tiled walls, wood effect flooring.

**Annex****Entrance**

Rear access through double glazed paneled door, additional access via kitchen/dining room, leading to:

Entrance Hallway**8' 1" x 3' 1" (2.46m x 0.94m)**

Coving to ceiling incorporating loft access, tiled flooring, doors leading to:

Bedroom**13' 1" x 11' 8" (3.98m x 3.55m)**

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

**Shower Room****8' 8" x 8' 0" (2.64m x 2.44m)**

Obscure double glazed window to rear aspect, double shower cubicle, vanity hand basin, low level W/C, tiled walls, coving to smooth ceiling incorporating inset downlights, tiled flooring.

Rear Garden

Paved seating area to property, paved area with pond, remainder laid to lawn, established shrub & flower borders, shed fitted with power & lighting, gated side access.

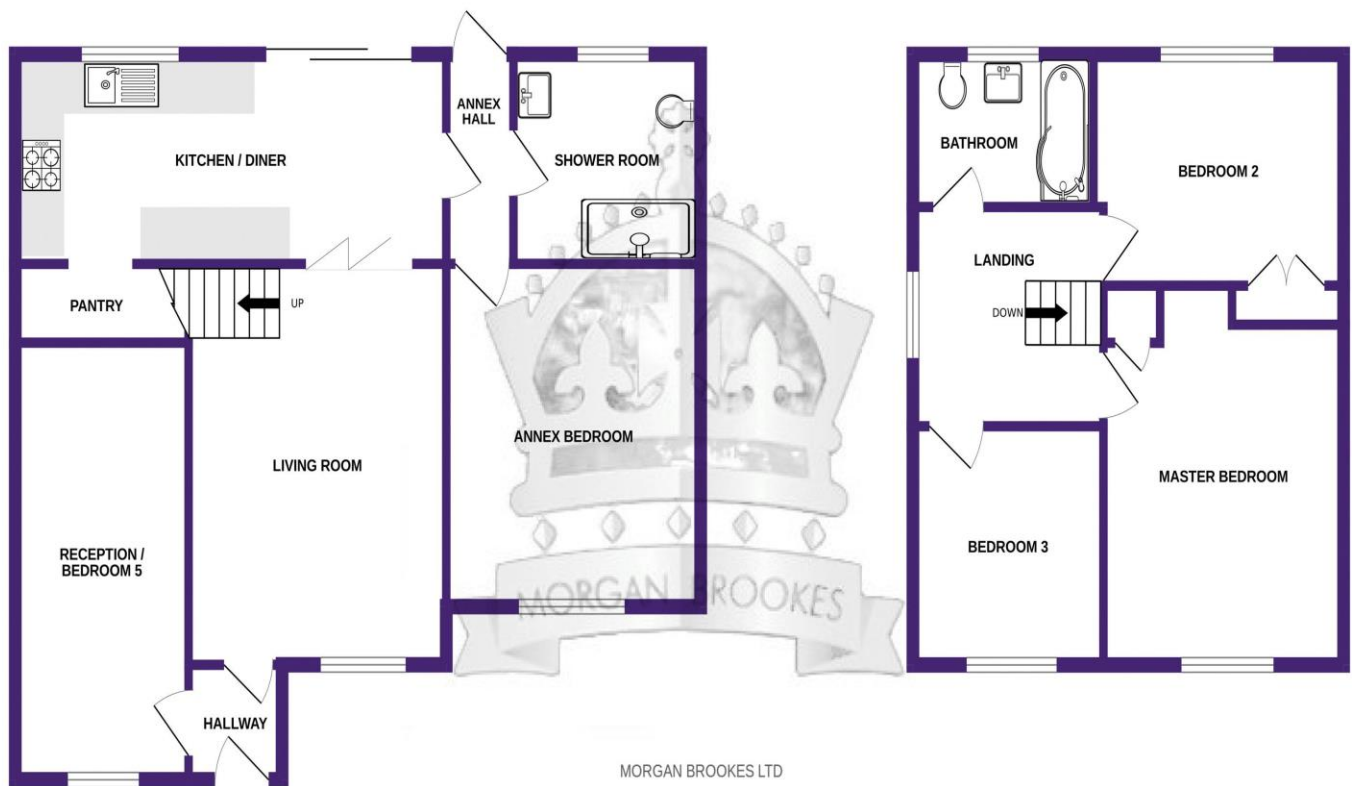
Front Of Property

Driveway providing off-street parking for ample vehicles, shingle area to border with established shrubs & flowers, gated side access to rear.



GROUND FLOOR
767 sq.ft. (71.2 sq.m.) approx.

1ST FLOOR
464 sq.ft. (43.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1231 sq.ft. (114.4 sq.m.) approx.

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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