



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



St. Marys Road, South Benfleet



Morgan Brookes believe - This exceptional 4 / 5 bedroom family home is nestled in one of South Benfleet's most sought-after roads, and just a short walk from Benfleet train station, this expansive family home is arranged over 4 floors and offers stunning views over the Thames Estuary from its spectacular 45' 9" Kitchen / Orangery / Family Room. The property further boasts a cellar, 2 / 3 reception rooms, office, utility, guest cloakrooms, 2 en-suites & a South facing rear garden with swimming pool.

Our Sellers love - That the property is superbly located offering effortless access to both road and rail transport. They enjoy the stunning southerly views of the countryside and sea, both by day and night.

Key Features

- Exquisite 4/5 Bedroom Detached Home.
- Large Cellar.
- 3/4 Reception Rooms.
- Utility Room & Office.
- En-Suites To Master & Bedroom 2.
- South Facing Rear Garden.
- Heated Swimming Pool.
- Ample Off Street Parking.

Offers in Excess of
£1,500,000

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Entrance

Part glazed door to:

Entrance Hallway

20' 1" x 17' 1" (6.12m x 5.20m)

Obscure double glazed windows to front aspect, two radiators, built in storage cupboard, stairs to first floor, coving to ceiling, tiled flooring, doors to:

Cellar

13' 4" x 11' 1" (4.06m x 3.38m)

Strip lighting, carpet flooring.

Ground Floor Cloakroom

7' 9" x 6' 5" (2.36m x 1.95m)

Obscure double glazed window to front aspect, low level WC, vanity hand basin, cast iron effect radiator, coving to ceiling incorporating down lights, tiled flooring.

Office

11' 8" x 7' 9" (3.55m x 2.36m)

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

Living Room

22' 4" x 15' 1" (6.80m x 4.59m)

Double glazed windows to rear aspect, further double glazed Oriel windows to side aspect, double glazed French doors to rear garden, feature fireplace with inset gas log fire, two cast iron effect radiators, coving to ceiling, carpet flooring, steps up to:

Dining Room

19' 3" x 12' 2" (5.86m x 3.71m)

Double glazed window to rear aspect, cast iron effect radiator, coving to ceiling, Karndean wood flooring, door to:

Kitchen / Orangery / Family Room

45' 9" x 19' 1" (13.93m x 5.81m)

Kitchen : Double glazed window to side aspect, double glazed French doors to rear garden, fitted with a range of base and wall mounted units, Granite work surfaces, integrated oven, steam oven, microwave, warming drawer and coffee machine, range cooker with extractor over, integrated double fridge/freezer, integrated wine fridge, center island with Corian work surface incorporating sink unit with Quooker tap, integrated Siemens dishwasher, bespoke fitted table, smooth ceiling incorporating down lights, Karndean wood flooring with underfloor heating, door to Utility Room, opening to: Orangery / Family Room : Double glazed windows to side and rear aspects, feature floor standing log burner, vaulted ceiling with inset downlights and incorporating roof lantern with electric blinds, Karndean wood flooring with underfloor heating, doors to:



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**Offers in Excess of
£1,500,000**

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.

Cloakroom**5' 9" x 3' 7" (1.75m x 1.09m)**

Obscure double glazed window to side aspect, vanity hand basin, heated towel rail, smooth ceiling, tiled flooring.

WC**6' 5" x 3' 6" (1.95m x 1.07m)**

Obscure double glazed window to side aspect, low level WC, radiator, smooth ceiling, tiled flooring.

Boiler Room**7' 2" x 5' 9" (2.18m x 1.75m)**

Obscure double glazed window to side aspect, wall mounted boiler supplying hot water to the swimming pool.

Utility Room**14' 9" x 6' 9" (4.49m x 2.06m)**

Obscure double glazed window and double glazed door to side aspect, range of fitted base and wall mounted units, Granite work surfaces incorporating butler sink, space and plumbing for appliances, built in storage cupboard housing boiler, tiled flooring.

First Floor Landing**19' 1" x 18' 1" (5.81m x 5.51m)**

Two double glazed windows to front aspect, two radiators, built in storage cupboard, coving to ceiling, carpet flooring, stairs leading to second floor, doors to:

Master Bedroom**19' 5" x 15' 1" (5.91m x 4.59m)**

Double glazed window to rear aspect, double glazed Oriel windows to side aspect, double glazed door leading to terrace, two cast iron effect radiators, fitted range of bedroom furniture, coving to ceiling, carpet flooring, door to:

En-Suite**14' 7" x 7' 8" (4.44m x 2.34m)**

Obscure double glazed window to front aspect, panelled Jacuzzi bath with mixer tap and hand held shower attachment, vanity hand basin, low level WC, bidet, heated towel rail, fitted wardrobes, smooth ceiling, tiled flooring.

Bedroom 2**11' 1" x 10' 9" (3.38m x 3.27m)**

Double glazed window to rear aspect, radiator, coving to ceiling, carpet flooring, doors to:

En-Suite**6' 9" x 6' 6" (2.06m x 1.98m)**

Obscure double glazed window to side aspect, shower cubicle, wall mounted hand basin, low level WC, radiator, coving to ceiling, tiling to walls, tiled flooring.

Dressing Area**14' 2" x 9' 1" (4.31m x 2.77m)**

Double glazed window to rear aspect, double glazed door leading to terrace, radiator, coving to ceiling, carpet flooring.

Bedroom 3**16' 3" x 11' 5" (4.95m x 3.48m)**

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

Bedroom 4**14' 8" x 10' 0" (4.47m x 3.05m)**

Double glazed window to rear aspect, radiator, fitted wardrobes, coving to ceiling, carpet flooring.

Terrace**20' 6" x 3' 9" (6.24m x 1.14m)**

Accessed via either the master bedroom or the dressing area to bedroom 2. Cast iron balustrade, artificial grass.

Family Bathroom**16' 3" x 9' 2" (4.95m x 2.79m)**

Obscure double glazed window to side aspect, panelled bath with hand held shower attachment, shower cubicle with rainfall shower head and hand held shower attachment, vanity hand basin, low level WC, bidet, heated towel rail, smooth ceiling incorporating down lights, tiled flooring.

Bedroom 5 / Reception Room**31' 6" x 23' 1" (9.59m x 7.03m)**

Double glazed windows and double glazed French doors to rear aspect, Juliette balcony, radiator, two built in eaves storage cupboards 1 housing boiler, smooth ceiling, carpet flooring.

Rear Garden

South facing rear garden, paved entertaining / seating area, steps leading down to the swimming pool area, further steps down to lawn area with flower and shrub borders.

Front Of Property

Sweeping in & out driveway providing off street parking for multiple vehicles. Gated side access. Access to double garage.

Double Garage**17' 8" x 16' 5" (5.38m x 5.00m)**

Electric up and over door, power and light connected, door leading to utility room.

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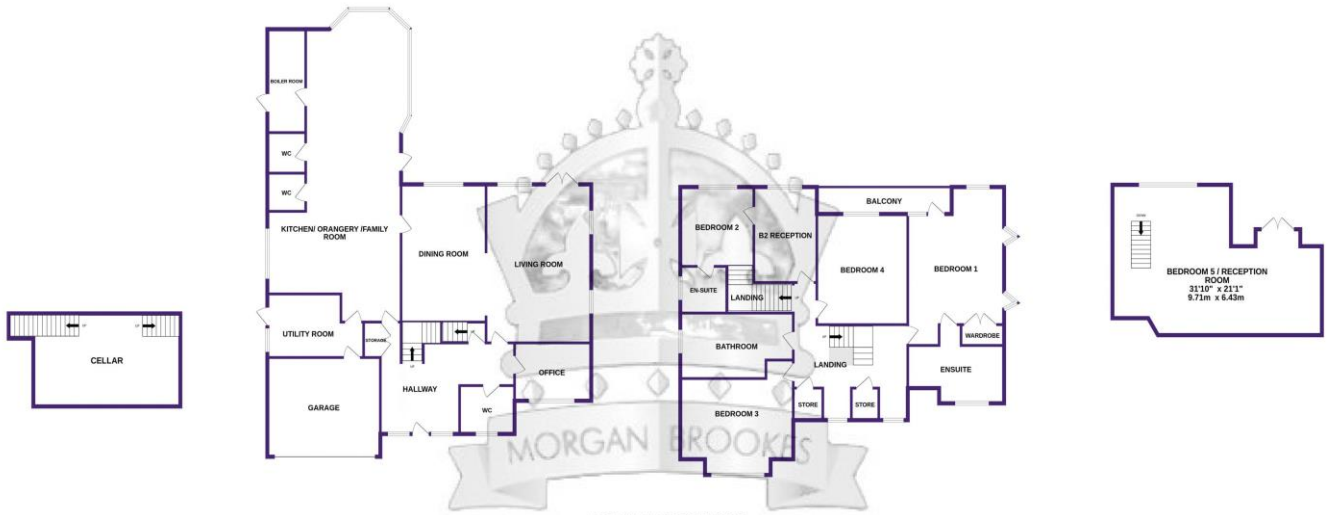
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BASEMENT
305 sq.ft. (28.2 sq.m.) approx.

GROUND FLOOR
2209 sq.ft. (205.3 sq.m.) approx.

1ST FLOOR
3008 sq.ft. (278.5 sq.m.) approx.

2ND FLOOR
554 sq.ft. (51.2 sq.m.) approx.



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TOTAL FLOOR AREA : 4678 sq.ft. (434.6 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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