



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



St Marys Road, Benfleet



Morgan Brookes believe - This beautiful detached chalet style home offers a great opportunity for a growing family! It's desirable location, just a short stroll from Benfleet Mainline Station & High Road, provides easy access to all the amenities you need. The accommodation is truly well proportioned throughout & externally, the property boasts an extensive, landscaped garden & a sweeping driveway with double garage. Make the most of this remarkable opportunity & secure your dream home today!

Our Sellers love – That the property is situated in a spectacular location that captures breath-taking views of the surrounding area, you can take a stroll into Benfleet Downs or even to Hadleigh Castle for stunning views over the creek!

Key Features

- Beautiful Detached Chalet Style Home.
- Four Bedrooms with En-Suite to Master.
- Perfect for Large or Growing Family.
- Three Reception Rooms & Kitchen with Utility.
- Attractive Garden with Stunning Views.
- Sweep In & Out Driveway with Double Garage.
- Hugely Sought After South Benfleet Location.

Guide Price

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St Marys Road, Benfleet

Entrance

Obscure double glazed wood panelled door leading to:

Entrance Hallway

14' 11" x 3' 6" (4.54m x 1.07m)

Stairs leading to first floor accommodation, two radiators, coving to smooth ceiling, wood flooring, doors leading to:

Living Room

20' 0" x 11' 1" (6.09m x 3.38m)

Double glazed bay window incorporating built in window seat to front aspect, feature fitted fireplace, radiator, coving to smooth ceiling, carpet flooring.



Dining Room

13' 3" x 11' 2" (4.04m x 3.40m)

Double glazed bay window to front aspect, radiator, under stairs storage area, coving to smooth ceiling, carpet flooring.



Kitchen

11' 4" x 9' 1" (3.45m x 2.77m)

Double glazed window to side aspect, fitted with a range of French oak base and wall mounted units, Corian work surfaces incorporating inset molded one and half bowl sink and drainer, four point Bosch induction hob with extractor over, fitted electric oven, tiled walls and flooring, opening to:

Utility Room

Double glazed window to rear aspect, fitted with a range of French oak base and wall mounted units, cupboard housing boiler, Corian work surface incorporating molded sink and drainer, space and plumbing for appliances, ceiling incorporating inset down lights, part tiled walls, tiled flooring, obscure double glazed panelled door leading to garden.



Sun Room

21' 0" x 7' 11" (6.40m x 2.41m)

Double glazed windows to rear and side aspects, double glazed French doors leading to garden, two radiators, wood flooring, door leading to:

Ground Floor Shower Room

7' 5" x 6' 1" (2.26m x 1.85m)

Corner shower cubicle, wash hand basin in vanity units, low level W/C, stainless steel heated towel rails, smooth ceiling incorporating inset down lights, tiled walls and flooring.

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Guide Price

£725,000 -

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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.

Inner Hallway

Built in storage area, radiator smooth ceiling incorporating inset down lights, wood flooring, carpeted stairs leading to landing, Velux skylight, eaves storage area, door leading to:

First Floor Galleried Landing

14' 1" x 10' 8" (4.29m x 3.25m)

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

Master Bedroom

16' 4" x 13' 1" (4.97m x 3.98m)

Double glazed windows to front and side aspects, Velux window to rear aspect, bespoke fitted wardrobe storage, radiators, wooden flooring, door leading to:

**En-Suite**

7' 11" x 4' 8" (2.41m x 1.42m)

Velux skylight, paneled bath with raised shower system over, shower screen, wash hand basin in vanity unit, low level W/C, stainless steel heated towel rail, smooth ceiling incorporating inset down lights, wood effect vinyl flooring.

Second Bedroom

11' 5" x 10' 2" (3.48m x 3.10m)

Double glazed windows to rear and side aspects, radiator, eaves storage, carpet flooring.

**Third Bedroom**

15' 2" x 8' 3" (4.62m x 2.51m)

Double glazed windows to side and rear aspects, radiator, wash hand basin in vanity unit, ceiling incorporating inset down lights, carpet flooring.

Inner Hallway

Velux window, smooth ceiling incorporating loft access with Mega Flow system, carpet flooring, door leading to:

First Floor W/C

Obscure double glazed window to rear aspect, pedestal wash hand basin, low level W/C, smooth ceiling.

Rear Garden

Paved seating area from property, further blocked paved seating area to lower level, remainder laid to lawn with established shrub and flower borders, decked seating area to rear leading to summerhouse, gated side access.

Front Of Property

Block paved sweeping driveway, brick built boundary walls incorporating ornate railings, access to:

Double Garage

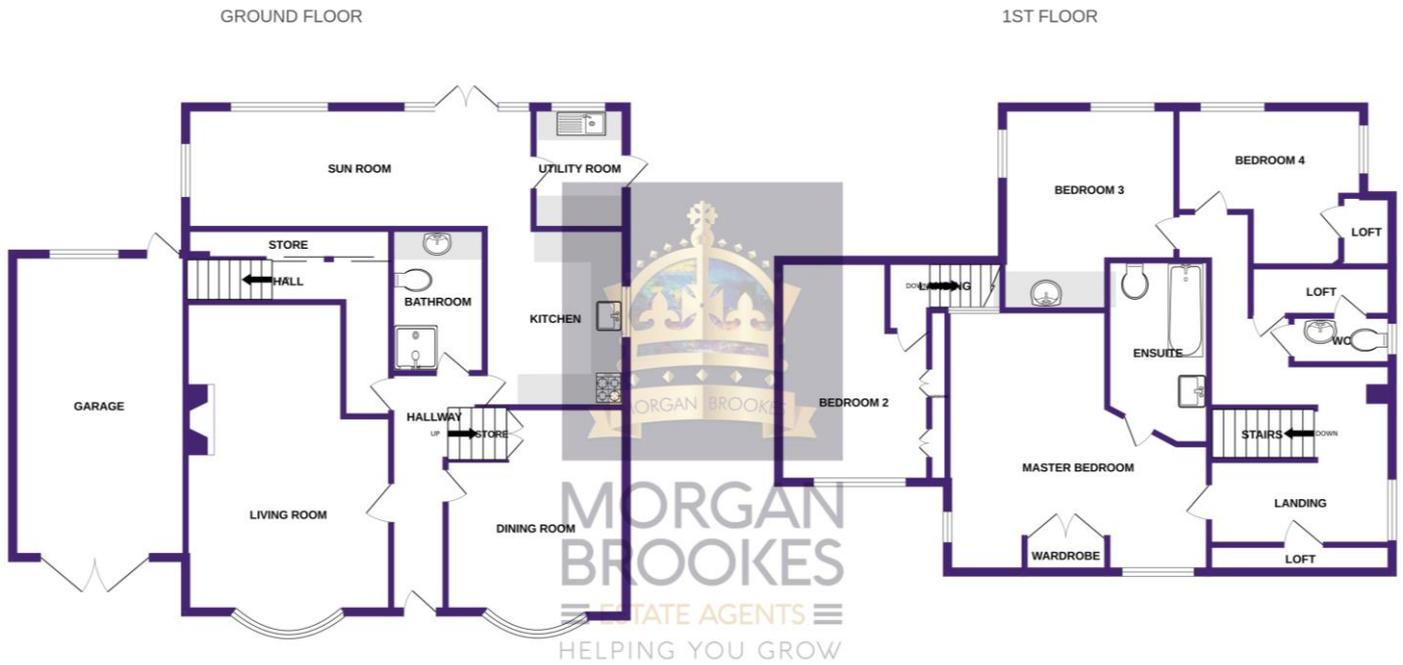
19' 6" x 14' 6" (5.94m x 4.42m)

Wood glazed double doors, power and lighting, door at rear leading to garden.



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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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