



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Kimberley Road, South Benfleet



Morgan Brookes believe - This beautifully presented 4 bedroom family home offers spacious and versatile accommodation in a popular location, within easy reach of Benfleet Station, local amenities and well-regarded schools. The property enjoys far-reaching views to the rear and features an impressive 29ft open-plan living space with a stunning glass viewing room and balcony. The principal bedroom benefits from an en-suite bathroom and private balcony, while two cloakrooms add further convenience. Externally, the property offers a well-maintained rear garden, a double garage and ample off-street parking, making it an ideal family home.

Our Sellers love - That the house is extremely spacious but feels homely & never tire of the stunning views of Boyce Hill Golf Course and across the estuary to Kent...it's wonderful seeing these views change through the seasons. Beautiful garden & blessed with lovely neighbours.

Key Features

- Beautiful 2,700 SqFt Family Home.
- Utility Room & 2 Cloakrooms.
- 29'8" Open Plan Reception Room.
- Glass Viewing Room & Sun Deck.
- En-Suite & Balcony To Master.
- Jack & Jill Family Bathroom.
- Far Reaching Elevated Views.
- Well Maintained Rear Garden.

£835,000

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Kimberley Road, South Benfleet

Entrance

Double glazed paneled door to:

Entrance Hall

10' 3" nt 3'10" x 10' 1" nt 5'9" (3.12m nt 1.16m x 3.07m nt 1.75m)

Double glazed window to front aspect, mirror fronted storage cupboards, radiator, coving to smooth ceiling, carpet flooring, doors to:

Cloakroom

4' 6" x 3' 10" (1.37m x 1.17m)

Obscure double glazed window to side aspect, vanity unit with brown basin & marble work surface, low level WC, stainless steel heated towel rail, coving to smooth ceiling, tiled flooring.

Staircase Hall

10' 3" x 6' 7" (3.12m x 2.01m)

Double glazed window to side aspect, stairs to lower ground floor & first floor, coving to smooth ceiling, carpet flooring, doors to:

Open Plan Reception Room

29' 8" nt 24'8" x 21' 8" (9.04m nt 7.51m x 6.60m)

Kitchen Area : Arched double glazed window to side aspect, fitted range of base and wall mounted units, roll top work surfaces incorporating sink and drainer unit with mixer tap, integrated oven, warmer, microwave and dishwasher, breakfast bar incorporating 5 point gas hob with extractor above, matching center island, coving to smooth ceiling incorporating downlights, tiled flooring, door to Utility and opening to:

Dining Space : Radiator, coving to smooth ceiling incorporating downlights, tiled flooring, opening to:

Living Space : Radiator, coving to smooth ceiling incorporating downlights, tiled flooring, double glazed French doors to balcony, opening to:

Glass Viewing Room : Double glazed window to rear and side aspects with elevated views of the surrounding area, tiled flooring.

Sun Deck : Stainless steel and glass balustrades, fiberglass floor with tiled, elevated views of the surrounding area.

Utility Room

7' 0" nt 4'7" x 6' 2" nt 2'10" (2.13m nt 1.39m x 1.88m nt 0.86m)

Double glazed paneled door to rear garden, fitted range of base and wall mounted units, roll top work surfaces, space and plumbing for appliances, wall mounted boiler, smooth ceiling incorporating downlights, tiled flooring.

First Floor Landing

16' 3" nt 6'2" x 13' 1" nt 4' (4.95m nt 1.87m x 3.98m nt 1.21m)

Arched double glazed window to side aspect, airing cupboard, coving to smooth ceiling incorporating loft access, carpet flooring, doors to:



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£835,000

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.

Master Bedroom**13' 8" x 12' 8" (4.16m x 3.86m)**

Double glazed sliding doors to balcony, radiator, mirror fitted wardrobes, coving to smooth ceiling, carpet flooring, door to:

En-Suite**8' 9" x 5' 10" (2.66m x 1.78m)**

Obscure double glazed window to side aspect, double shower cubicle, vanity unit with Granite work surface and square bowl sink, low level WC, stainless steel heated towel rail, complimentary tiling, coving to smooth ceiling incorporating extractor fan, tiled flooring.

Balcony

Metal balustrade, tiled flooring, elevated views over the surrounding area.

Bedroom 2**14' 5" x 11' 2" nt 8'4" (4.39m x 3.40m nt 2.53m)**

Two double glazed windows to front aspect, radiator, coving to smooth ceiling, carpet flooring, door to family bathroom.

Bedroom 3**13' 4" x 8' 8" (4.06m x 2.64m)**

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

Bedroom 4**10' 3" x 9' 9" (3.12m x 2.97m)**

Two double glazed windows to front aspect, radiator, coving to smooth ceiling, carpet flooring.

Jack & Jill Family Bathroom**10' 2" x 5' 10" (3.10m x 1.78m)**

Obscure double glazed window to side aspect, bath with center mixer tap, corner shower cubicle, pedestal hand basin, low level WC, stainless steel heated towel rail, complimentary tiling, coving to smooth ceiling incorporating downlights and extractor fan, tiled flooring.

Lower Ground Floor Staircase Hall**10' 4" x 3' 4" (3.15m x 1.02m)**

Double glazed window to side aspect, door to lower ground floor reception & Cloakroom.

Cloakroom**7' 3" x 2' 11" (2.21m x 0.89m)**

Hand basin, low level WC, smooth ceiling.

Reception**32' 11" x 20' 11" (10.03m x 6.37m)**

Two sets of double glazed French doors to rear garden with double glazed windows to side aspects, additional double glazed window to side aspect, two radiators, coving to smooth ceiling incorporating downlights, wood flooring, door to:

Office**11' 2" x 9' 8" (3.40m x 2.94m)**

Double glazed window to rear aspect, radiator, coving to smooth ceiling incorporating downlights, wood flooring.

Rear Garden

Large paved entertaining area, side access gate to the front of the property, steps down to pathway leading to lower garden area with various trees, shrubs, flowers & bushes the remainder being mainly laid to lawn with lower paved entertaining area, shed to remain.

Double Garage**16' 11" x 14' 5" (5.15m x 4.39m)**

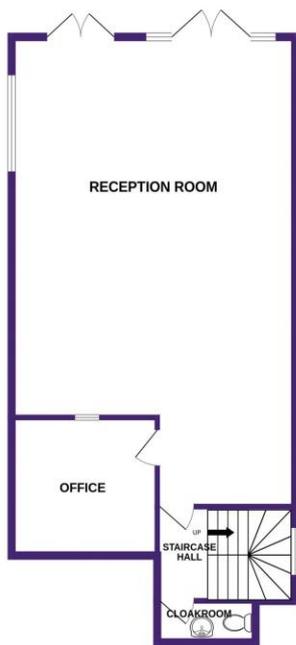
Electric up and over door, power and light connected.

Front Of Property

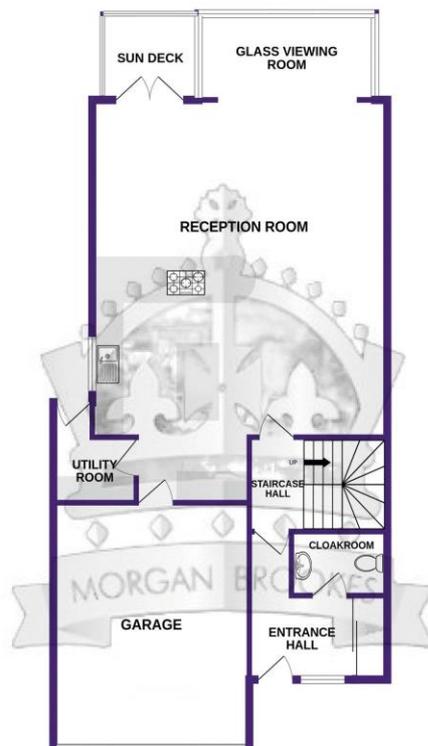
Block paved off street parking for 3 vehicles.



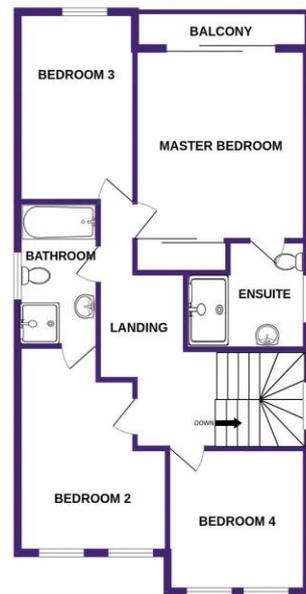
LOWER GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.



GROUND FLOOR
1080 sq.ft. (100.3 sq.m.) approx.



1ST FLOOR
801 sq.ft. (74.4 sq.m.) approx.



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TOTAL FLOOR AREA : 2691 sq.ft. (250.0 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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