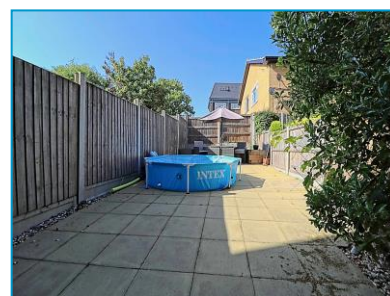
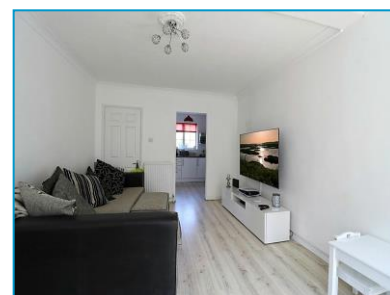




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



St Marys Close, South Benfleet



Morgan Brookes believe - Situated in a sought after area of South Benfleet, this three-bedroom townhouse offers generous and versatile living space ideal for families or professionals. The property features an 18' living room, 14' kitchen, ground floor cloakroom and separate utility room. Located within close proximity of local amenities, the scenic Benfleet Downs and just a short walk from Benfleet Train Station, making it perfect for commuters.

Our Sellers love - The convenience of being so close to local amenities with many bars, restaurants and shops to enjoy and being only a stones throw from the Train Station with its direct line to Southend and London Fenchurch Street.

Key Features

- Spacious 3 Bedroom Town House.
- No Onward Chain.
- Ground Floor Cloakroom & Utility Room.
- 18' Living Room.
- Low Maintenance Rear Garden.
- Off Street Parking & Garage.
- Walking Distance To Station.
- Close To Local Amenities.

**Guide Price £425,000-
£450,000**

St Marys Close, South Benfleet

Entrance

Double glazed door to:

Entrance Hall

19' 2" x 5' 9" (5.84m x 1.75m)

Radiator, stairs to first floor, understairs storage cupboard, smooth ceiling, wood effect laminate flooring, doors leading to:

Ground Floor Cloakroom

Low level WC, wash hand basin, smooth ceiling.

Utility Room

10' 3" x 4' 0" (3.12m x 1.22m)

Double glazed panelled door to rear garden, space and plumbing for appliances, smooth ceiling, wood effect laminate flooring.

Ground Floor Bedroom 3

9' 9" x 9' 8" (2.97m x 2.94m)

Double glazed window to rear aspect, smooth ceiling, wood effect laminate flooring.

First Floor Landing

6' 2" x 2' 7" (1.88m x 0.79m)

Carpet flooring, smooth ceiling, doors to:

Kitchen

14' 1" x 9' 8" (4.29m x 2.94m)

Two double glazed windows to rear aspect, range of fitted base and wall mounted units, roll top work surfaces incorporating stainless steel sink and drainer unit, 4 point gas hob with extractor over, fitted oven, space for appliances, wall mounted boiler, radiator, smooth ceiling, wood effect laminate flooring, opening to:

Living Room

18' 4" x 14' 1" (5.58m x 4.29m)

Two double glazed windows to front aspect, two radiators, smooth ceiling, wood effect laminate flooring, stairs to second floor:

Second Floor Landing

Smooth ceiling incorporating loft access, carpet flooring, doors to:

Bathroom

7' 3" x 5' 10" (2.21m x 1.78m)

Obscure double glazed window to rear aspect, panelled bath with raised shower system and shower screen, low level WC, pedestal hand basin,

heated towel rail, smooth ceiling, complimentary tiling to walls and flooring.

Bedroom 2

13' 10" x 7' 10" (4.21m x 2.39m)

Double glazed window to rear aspect, radiator, smooth ceiling, wood effect laminate flooring.

Master Bedroom

12' 5" x 12' 0" (3.78m x 3.65m)

Double glazed window to front aspect, fitted wardrobes, radiator, smooth ceiling, wood effect laminate flooring.

Rear Garden

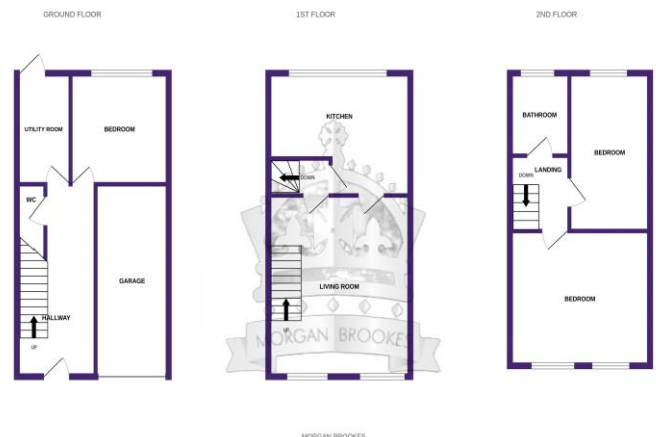
Fully paved with raised area to rear.

Front Of Property

Off street parking leading to:

Garage

Up and over door, power and light connected, internal door leading to Hallway.



While every attempt has been made to ensure the accuracy of the floor plan construction, measurements of floor, window, ceiling and other dimensions are approximate and responsibility is taken by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time of the plan.

Local Authority Information
Castle Point Borough Council
Council Tax Band: C

01268 755626

morganbrookes.co.uk

**Guide Price £425,000-
£450,000**

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.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.