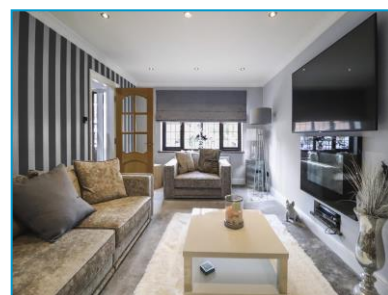




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Great Saling, Wickford



Morgan Brookes believe - This beautiful 4 bedroom detached house is ideal for the modern and growing family, the property is located on the popular Shotgate development being within easy access of Hill Top & Beauchamps schools. The property offers generous size accommodation throughout and having an en-suite to the master bedroom.

Our Sellers love - Being in a peaceful area whilst still being close to everything they needed. Their children have grown up here & the neighbours are friendly with a lovely community spirit. Being within walking distance to primary and secondary schools with excellent Ofsted reports was a bonus.

Key Features

- 4 Bedroom Detached Family Home.
- 3 Reception Rooms.
- Study & Utility Room.
- En-Suite To Master Bedroom.
- Low Maintenance Rear Garden.
- Popular Shotgate Area.
- Off Street Parking.
- Call Morgan Brookes Today!

Offers Over £535,000

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Great Saling, Wickford

Entrance

Double glazed panelled door to:

Entrance Hall

Coving to smooth ceiling with inset downlights, stairs to first floor, understairs storage cupboard, radiator, tiling to floor, doors to:

Utility Room

8' 0" x 7' 2" (2.44m x 2.18m)

Double glazed door to rear garden, range of fitted wall and base level units, work surfaces incorporating sink unit, space and plumbing for appliances, built in cupboard, smooth ceiling, radiator, laminate flooring, door to

Study

8' 10" x 7' 6" (2.69m x 2.28m)

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

Ground Floor Cloakroom

Obscure double glazed window to side aspect, low level WC, wall mounted hand basin, smooth ceiling, chrome heated towel rail, complimentary part tiling to walls, tiled flooring.

Kitchen/Breakfast Room

14' 8" x 10' 6" (4.47m x 3.20m)

Double glazed windows to rear and side aspects, double glazed door to side aspect, coving to smooth ceiling with inset downlights, range of fitted wall and base units, Granite work surfaces incorporating sink and waste disposal unit, fitted oven, 5 ring induction hob with stainless steel extractor over, breakfast bar, splash back tiling, space for fridge/freezer, cupboard housing boiler, tiled flooring.

Living Room

16' 10" x 10' 10" (5.13m x 3.30m)

Double glazed window to front aspect, electric feature fire, double radiator, coving to smooth ceiling with inset downlights, carpet flooring, double doors to



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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.

Dining Room**10' 10" x 10' 8" (3.30m x 3.25m)**

Coving to smooth ceiling, radiator, solid Oak wood flooring, opening to:

Sitting Room**12' 0" x 10' 0" (3.65m x 3.05m)**

Double glazed windows to rear aspect, double glazed French doors to rear garden, coving to smooth ceiling with inset downlights and air conditioning / heating unit, radiator, solid Oak wood flooring.

First Floor Landing

Coving to smooth ceiling with loft access, carpet flooring, doors to

Bedroom 1**14' 3" x 11' 2" (4.34m x 3.40m)**

Double glazed window to front aspect, coving to ceiling, built in wardrobes to one wall, radiator, carpet flooring, door to

En-Suite

Obscure double glazed window to front aspect, low level WC, vanity hand basin, shower cubicle with raised shower system, chrome heated towel rail, complimentary tiling to walls and flooring.

Bedroom 2**14' 2" x 10' 10" (4.31m x 3.30m)**

Double glazed window to front aspect, coving to ceiling, built in wardrobes to one wall, radiator, carpet flooring.

Bedroom 3**13' 2" x 7' 10" (4.01m x 2.39m)**

Double glazed window to rear aspect, coving to ceiling, radiator, built in storage cupboard, carpet flooring.

Bedroom 4**11' 0" x 7' 8" (3.35m x 2.34m)**

Double glazed window to rear aspect, coving to ceiling, built in cupboard, radiator, carpet flooring.

Bathroom

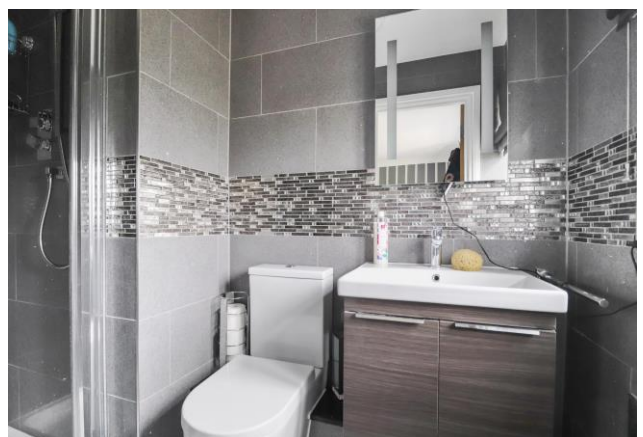
Obscure double glazed window to rear aspect, low level WC, pedestal hand basin, panelled enclosed double ended bath with raised shower system and glass screen, radiator, tiling to walls and flooring.

Rear Garden

Commencing with block paved seating area, artificial lawn area, raised decked seating area to the rear, gated side access, shed with power connected.

Front Of Property

Block paved driveway offering off street parking for 2 vehicles, the remainder laid to lawn.





MORGAN BROOKES

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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