



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Deerhurst, Benfleet



**Morgan Brookes believe** – The substantial plot, fantastic accommodation and superb location that this property has to offer makes it the ideal family home! Internally, you can find immaculately presented accommodation throughout, which comprises of a contemporary fitted kitchen with integral appliances and utility room, dining area, living room, three bedrooms and family bathroom! Externally, you can find an extensive garden with log cabin which is equipped with a bar and provides the perfect opportunity to host family and friends!

**Our Sellers love** - Having ample space to entertain and the convenient location which offers easy access to the A127, and is positioned within close proximity to local amenities and transport links.

### Key Features

- Guide Price £450,000-£475,000.
- Three Great-Sized Bedrooms.
- Open Planned Living Room/Dining Room.
- Modern Kitchen with Integral Appliances.
- Low Maintenance Rear Garden with Summerhouse.
- Convenient Thundersley Location.
- Within Close Proximity To Local Amenities & Easy Transport Links.

**£475,000**

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[morganbrookes.co.uk](http://morganbrookes.co.uk)

# Deerhurst, Benfleet

## Entrance

Wooden paneled door leading to:

## Entrance Hallway

15' 0" x 7' 7" (4.57m x 2.31m)

Stairs leading to first floor accommodation, under stairs storage area, fitted storage cupboard, radiator, smooth ceiling, wood effect flooring, door leading to:

## Living Room

13' 11" x 11' 10" (4.24m x 3.60m)

Double glazed window to front aspect, radiator, feature fireplace, smooth ceiling, wood effect flooring, opening to:

## Kitchen/Dining Room

26' 0" x 9' 7" (7.92m x 2.92m)

Double glazed windows to rear aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating ceramic sink & drainer, island with breakfast bar, five point gas hob, integrated oven, integrated microwave, integrated fridge freezer, integrated dishwasher, radiator, smooth ceiling incorporating inset downlights, wood effect flooring, door leading to:

## Utility Room

19' 6" x 7' 8" (5.94m x 2.34m)

Double glazed windows to side & rear aspect, double glazed paneled doors leading to rear garden.

## First Floor Landing

8' 4" x 7' 7" (2.54m x 2.31m)

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

## Master Bedroom

14' 0" x 12' 4" (4.26m x 3.76m)

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

## Bedroom 2

10' 5" x 9' 5" (3.17m x 2.87m)

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

## Family Bathroom

8' 6" x 7' 10" (2.59m x 2.39m)

Obscure double glazed window to rear aspect, paneled bath, double shower cubicle incorporating raised shower system over, vanity hand basin, heated towel rail, low level W/C, tiled walls, smooth ceiling incorporating inset downlights, tiled flooring.

## Bedroom 3

7' 8" x 7' 5" (2.34m x 2.26m)

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

## Rear Garden

Paved seating area, mainly laid to lawn, established shrubs & flowers, mature trees, walkway leading to:

## Log Cabin

19' 5" x 12' 10" (5.91m x 3.91m)

Double glazed French doors to front aspect, double glazed windows to front aspect, fitted with power & lighting, wood effect flooring.

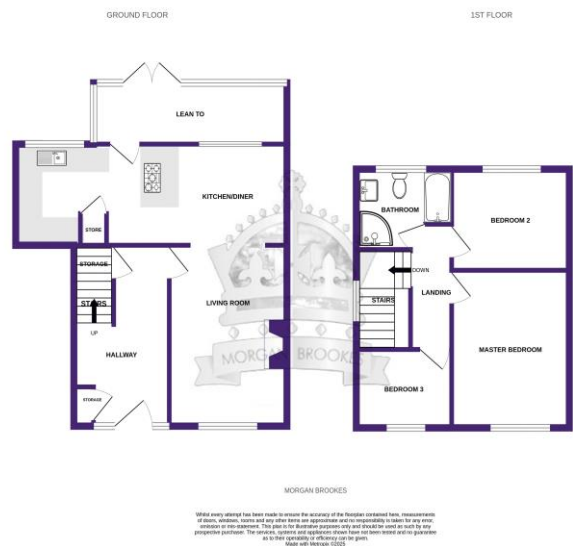
## Garage

18' 3" x 8' 3" (5.56m x 2.51m)

Up & over door.

## Front Of Property

Paved driveway providing off-street parking, remainder laid to lawn.



**Local Authority Information**  
**Castle Point Borough Council**  
**Council Tax Band: D**

01268 755626

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**£475,000**

### 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.