



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Barnmead Meadow, Grays



Morgan Brookes believe - Located on the popular Quantum development this beautifully presented & spacious 4 bedroom property will make an ideal family home. The property boasts a 20'3 living/dining room, 20'3 modern fitted kitchen/breakfast room, ground floor cloakroom & separate utility room with low maintenance rear garden, summer house & off street parking for up to 6 vehicles & being located close to Thames Park School & USP College this property must be viewed.

Our Sellers love - That our home is spacious, light and airy, and has been a wonderful place for our family to grow. We're also incredibly fortunate to have such great neighbours on all sides, which has made living here even more special. It's been a lovely family home, and we're very sorry to be leaving it behind. We hope the next owners will cherish it just as much as we have.

Key Features

- Beautifully Presented Family Home.
- Privately Owned Solar Panels Fitted.
- 20'3 Living / Dining Room.
- Ground Floor Cloakroom.
- Separate Utility Room.
- 20'3 Kitchen / Breakfast Room.
- En-Suite Shower To Master.
- Low Maintenance Garden with Summer House.
- Popular Quantum Development.
- Call Morgan Brookes Today!

£525,000

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Barnmead Meadow, Grays

Entrance

Double glazed paneled door to:

Entrance Hall

Radiator, stairs to first floor, under stairs storage area, coving to smooth ceiling, doors to:

Ground Floor Cloakroom

Low level WC, vanity hand basin, extractor fan, smooth ceiling, wood effect flooring.

Living / Dining Room

20' 3" x 10' 11" (6.17m x 3.32m)

Double glazed windows to front and side aspects, double glazed French doors to rear garden, 2 radiators, coving to smooth ceiling, carpet flooring.

Kitchen / Breakfast Room

20' 3" x 8' 1" (6.17m x 2.46m)

Double glazed windows to front and rear aspects, fitted range of base and wall mounted units, roll top work surfaces incorporating composite 1 & 1/2 bowl sink and drainer unit with mixer tap, 4 point electric hob with stainless steel extractor over, integrated dishwasher and oven, space and plumbing for appliances, splash back tiling, smooth ceiling, wood effect flooring, door to:

Utility Room

6' 5" x 4' 5" (1.95m x 1.35m)

Double glazed paneled door to rear garden, fitted base units, roll top work surfaces, space and plumbing for appliances, extractor fan, smooth ceiling, wood effect flooring.

First Floor Landing

Airing cupboard housing heating & solar system, smooth ceiling including loft access (part boarded loft), radiator, carpet flooring, doors to:

Master bedroom

11' 1" x 10' 7" (3.38m x 3.22m)

Double glazed window to rear aspect, fitted bedroom furniture, radiator, smooth ceiling, carpet flooring, door to:

En-Suite

Obscure double glazed window to rear aspect, double shower cubicle, pedestal hand basin, low level WC, heated towel rail, smooth ceiling, extractor fan, wood effect flooring.

Bedroom 2

10' 7" x 8' 4" (3.22m x 2.54m)

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

Bedroom 3

9' 4" x 7' 10" (2.84m x 2.39m)

Double glazed windows to front and side aspects, fitted bedroom furniture, built in storage cupboard, radiator, smooth ceiling, carpet flooring.

Bedroom 4 (Currently used as a dressing room)

9' 4" x 6' 8" (2.84m x 2.03m)

Double glazed window to front aspect, built in bedroom furniture, radiator, smooth ceiling, carpet flooring.

Bathroom

Obscure double glazed window to front aspect, paneled bath with raised shower system and shower screen, pedestal hand basin, low level WC, heated towel rail, smooth ceiling, extractor fan, wood effect flooring.

Rear Garden

Decorative paved entertaining area, the remainder being low maintenance artificial grass, side access gate, door giving access to garage.

Summer House

11' 11" x 8' 9" (3.63m x 2.66m)

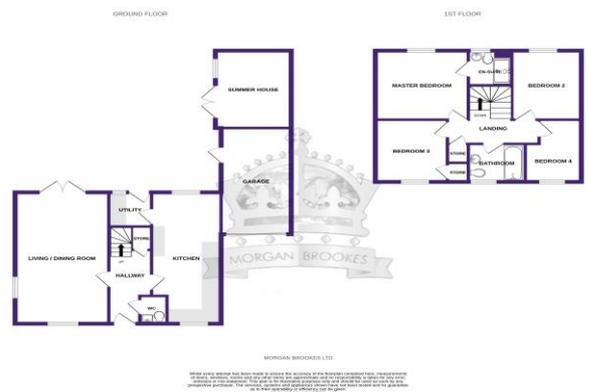
Glazed windows to front aspect, glazed double doors to front, insulated, power & light connected, carpet tile flooring.

Garage

Door to garden, up and over door to front aspect, power & light connected.

Front Of Property

Privately accessed block paved driveway offering off road parking up to 6 vehicles.



Local Authority Information
Thurrock Borough Council
Council Tax Band: E

01268 755626

morganbrookes.co.uk

£525,000

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.