



* £400,000 - £450,000 * NO ONWARDS CHAIN * DRIVEWAY FOR TWO VEHICLES AND A GARAGE * THREE WELL-SIZED BEDROOMS * Located in the desirable area of Moreland Avenue, Benfleet, this charming semi-detached family home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming environment. Upon entering, you are greeted by a large through lounge diner, providing an inviting space for both relaxation and entertaining. The layout is designed to maximise light and space, making it a delightful area for family gatherings or quiet evenings in. The outdoor space is perfect for children to play or for hosting summer barbecues. Additionally, the garden features access to a utility room and a large outbuilding, offering ample storage or potential for a workshop or hobby space. For those with vehicles, the property includes a driveway that accommodates two cars, along with a garage, ensuring convenience and security for your vehicles. Families will appreciate being within the catchment area for Woodham Ley Primary School and The Appleton School, both of which are well-regarded educational institutions. This semi-detached house on Moreland Avenue is not just a home; it is a lifestyle choice, offering a blend of space, functionality, and a prime location. Whether you are a first-time buyer or looking to settle down with your family, this property is certainly worth considering.

- Semi-detached family home
- Three double bedrooms, two with built-in wardrobes
- Three-piece family bathroom
- Spacious rear garden with access to utility room and large outbuilding
- Walking distance to local amenities
- Driveway for two vehicles and a garage
- Large through lounge diner
- Stylish kitchen with ample storage cupboards
- Woodham Ley Primary School and The Appleton School catchment
- No Onwards Chain

Moreland Avenue

Benfleet

£400,000

Price Guide



Moreland Avenue



Frontage

Paved driveway creating parking for 2 vehicles, access to pull-over garage door, side access to rear garden, lawned area to the side, and pathway to composite door.

Entrance Porch

Pendant light, composite entrance door to the front, obscured double-glazed window looking through to the lounge, door to:

Lounge

20'08 x 12'06

Coved ceiling, pendant light, double-glazed window to the front, feature fireplace with a wooden surround and tiled hearth with electric fire, carpeted stairs rising to first floor landing, wood effect laminate flooring, radiator, double door through to:

Dining room

10'23 x 9'05

Coved ceiling with a feature pendant light, space for 6-6-seater dining table, radiator, and wood-effect laminate flooring, archway to:

Kitchen

9'81 x 9'00

Coved ceiling with pendant light, double-glazed window to the rear overlooking the garden. Kitchen comprising of: modern handleless kitchen with wall and base level units, wood effect roll-edge worktop, space for freestanding cooker with 4-ring gas hob, space for a dishwasher, stainless steel sink and drainer with chrome mixer tap, tiled splash backs, tiled flooring, door to larder-style cupboard.

Conservatory

12'83 x 7'81

Double-glazed bi-folding doors from the dining room, cedar wood framed single-glazed conservatory to the rear overlooking the garden, wood effect laminate flooring, door leading out to the garden.

Utility room

8'00 x 6'00

Obscured double-glazed window to the rear, wooden work bench with space under for a washing machine and tumble dryer, space for an American-style fridge freezer, wooden floor boards.

First Floor Landing

Coved ceiling with a pendant light and a smoke alarm, loft access, radiator, carpet, doors to all rooms.

Bedroom One

11'65 x 11'11

Smooth coved ceiling with a pendant light, double-glazed window to the front, fitted wardrobes to the rear, radiator, wood effect laminate flooring.

Bedroom Two

11'72 x 10'84

Coved ceiling with a pendant light, double-glazed window to the rear overlooking the garden, built-in wardrobe area, radiator, wood effect laminate flooring.

Bedroom Three

8'92 x 8'60

Smooth coved ceiling with a pendant light, double-glazed window to the front, radiator, wood effect laminate flooring.

Bathroom

8'93 x 6'20

Smooth ceiling with a pendant light and an extractor fan, obscured double-glazed window to the rear, low-level WC, paneled corner bath with a shower attachment, pedestal wash basin wall-mounted chrome heated towel rail, tiled flooring.

Rear Garden

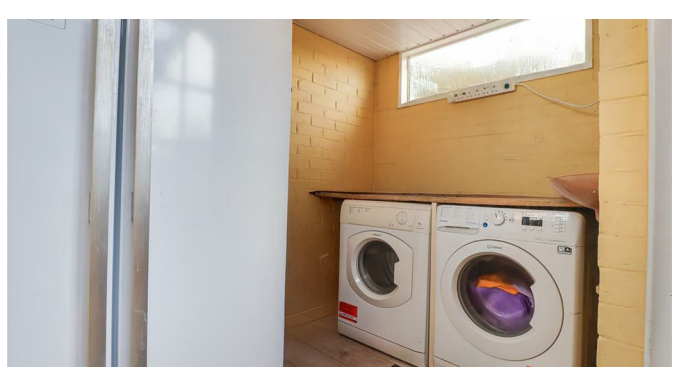
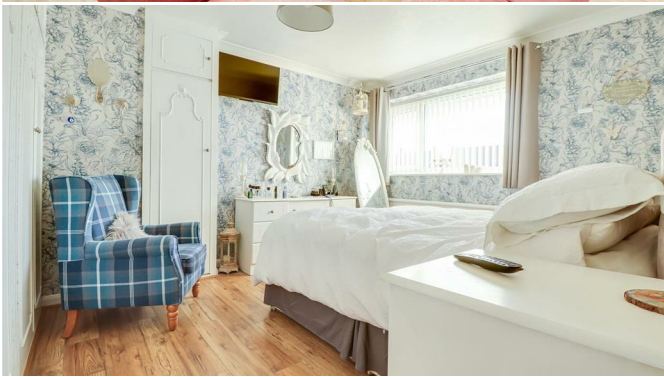
Commences a paved area with tiled slabs leading to a further patio area with outside seating, gate to a patio area with the remainder laid to lawn, large outbuilding to the very rear, side access back to the front driveway, outside tap, outside lighting.

Garage

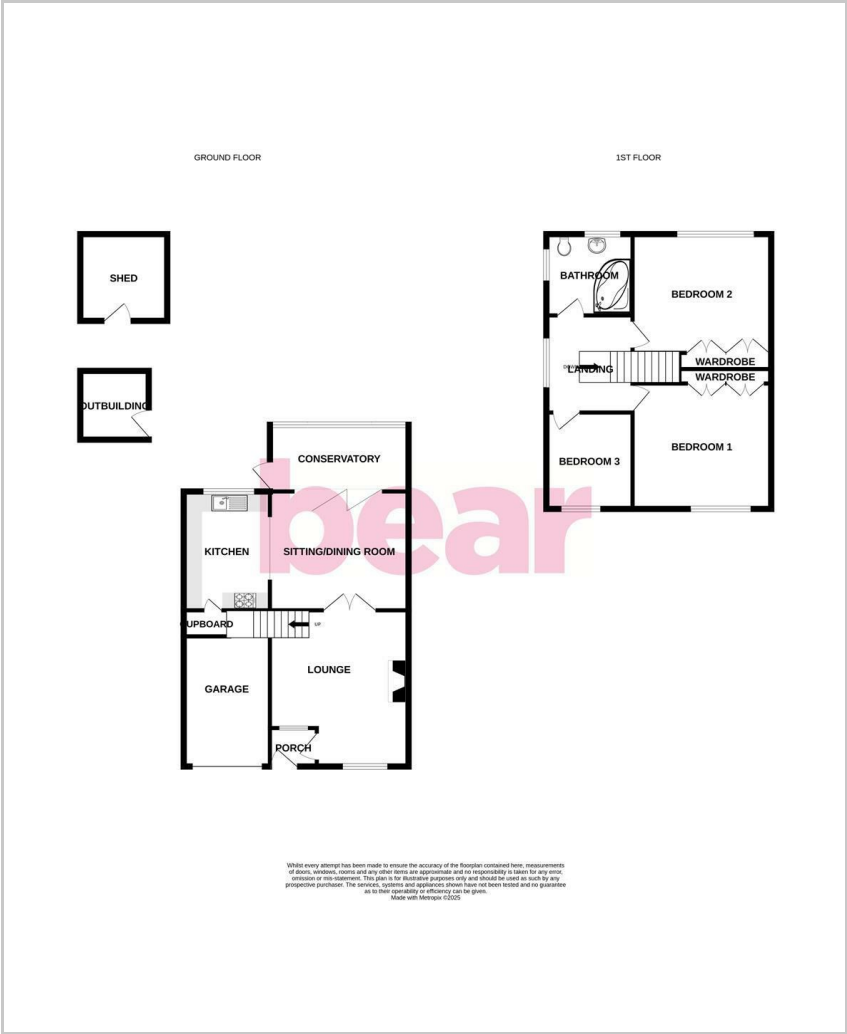
16'93 x 8'00

Agents Notes:

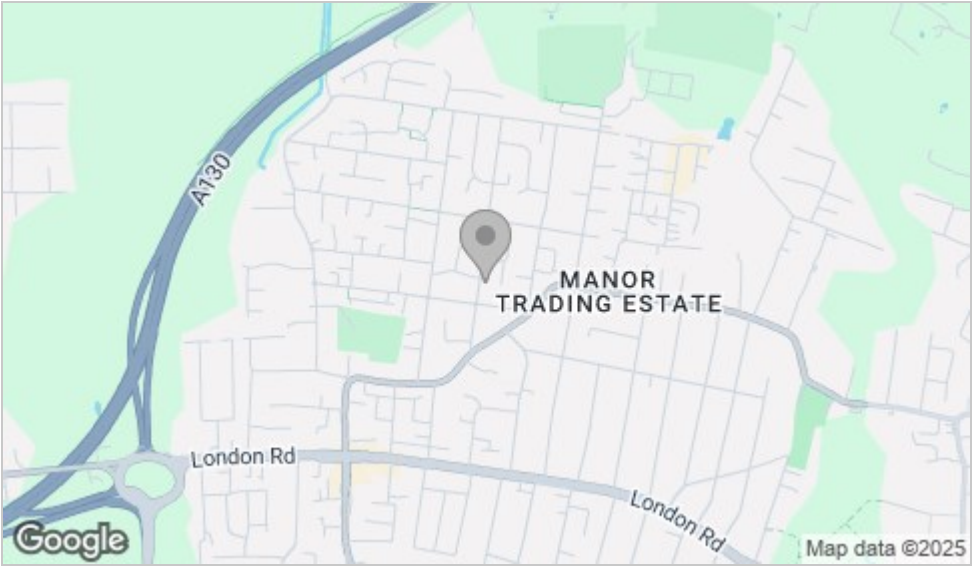
Council tax band: C



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

