



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Tamarisk, Benfleet



Morgan Brookes Believe - This stunning family home is ready to move into and call your own. The modern interior has been meticulously cared for so you don't need to do anything other than enjoy everything your new home has to offer.

Our Sellers Love - The quiet and well-maintained area, enjoyed with their lovely neighbours. Perfect location close to park lands, shops, and transport links.

Key Features

- Stunning Detached Family Home.
- Impressive Frontage.
- Gorgeous Modern & Bright Kitchen / Diner.
- Quartz Work Surfaces.
- Four Bedrooms.
- Two En-Suites.
- Detached Double Garage.
- Solid Oak Flooring.
- Perfect Size Low Maintenance Garden.
- Call Morgan Brookes Today.

Guide Price
£525,000 - £550,000

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Entrance

Double glazed panelled door leading to:

Hall

6' 2" x 6' 8" (1.88m x 2.03m)

Stairs leading to first floor accommodation, shoe cupboard, underfloor heating, tiled flooring, doors leading to:

Kitchen / Diner

26' 9" x 8' 2" increasing to 11' 4" (8.15m x 2.49m)

Double glazed window to front aspect, fitted with a range of base & wall mounted units, quartz work surfaces incorporating inset sink & drainer, induction hob with extractor over, two built in ovens, integrated microwave, space for dishwasher & fridge freezer, breakfast bar, Italian porcelain tiles with underfloor heating, radiator, door leading to pantry, double glazed patio doors leading to garden.

Living Room

18' 8" x 10' 3" (5.69m x 3.12m)

Double glazed patio doors leading to garden, gas feature fire place, two radiators, coving to smooth ceiling incorporating inset down lights, wooden flooring.

Utility room

7' 4" x 4' 7" (2.23m x 1.40m)

Double glazed window to front aspect, fitted wall units, space and plumbing for appliances, radiator, smooth ceiling incorporating inset down lights, porcelain tiled flooring, door leading to:

Ground Floor Cloakroom / Utility Shower Room

7' 3" x 2' 11" (2.21m x 0.89m)

Hand basin, low level W/C, part tiled walls, smooth ceiling with incorporating inset down lights, tiled flooring.

First Floor Landing

9' 0" x 9' 9" (2.74m x 2.97m)

Smooth ceiling with loft access, wooden flooring.



Local Authority Information

Castle Point Borough Council

Council Tax Band: F

01268 755626

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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.

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Master bedroom

14' 9" x 10' 4" (4.49m x 3.15m)

Double glazed window to front aspect, plantation shutters, built in wardrobes, radiator, smooth ceiling incorporating inset down lights, wood effect flooring, door leading to:

En-suite

5' 7" x 5' 5" (1.70m x 1.65m)

Double glazed obscure window to front aspect, shower cubicle, raised shower system, hand basin, low level W/C, heated towel rail, smooth ceiling incorporating inset down lights, underfloor heating, tiled walls and flooring.

Bedroom Two

10' 11" x 8' 9" (3.32m x 2.66m)

Double glazed window to rear aspect, radiator, smooth ceiling incorporating inset down lights, wood effect flooring, door leading to:

En-suite

7' 1" x 3' 7" (2.16m x 1.09m)

Double shower cubicle, raised shower system, hand basin, low level W/C, heated towel rail, smooth ceiling incorporating inset down lights, tiled walls, tiled flooring.

Bedroom Three

10' 8" x 8' 0" (3.25m x 2.44m)

Double glazed window to front aspect, radiator, smooth ceiling incorporating inset down lights, wood effect flooring.

Bedroom Four

9' 10" x 8' 0" (2.99m x 2.44m)

Double glazed window to rear aspect, radiator, smooth ceiling incorporating inset down lights, wood effect flooring.

Bathroom

8' 4" x 4' 11" (2.54m x 1.50m)

Double glazed obscure window to side aspect, panelled bath, hand basin, low level W/C, heated towel rail, underfloor heating, tiled walls, tiled flooring.

Rear Garden

34' 9" x 30' 1" (10.58m x 9.16m)

East facing, paved seating area from property, Astro turf lawn area, shrubs & flower beds, wooden decking area & shed to rear, gated side access.

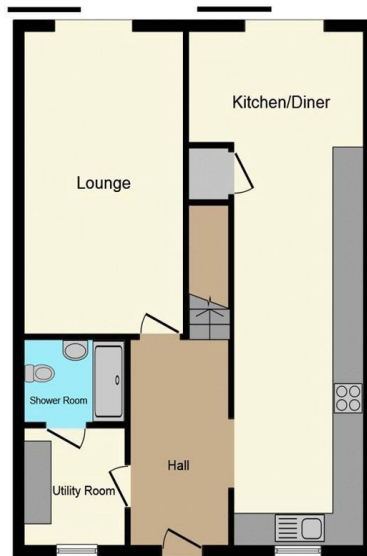
Front of Property

Block paved driveway and path to entrance, Astro turf lawn area, shrub & flower beds, gated access to rear garden, parking for three vehicles.

Double Garage



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Ground Floor



First Floor

Total floor area 119.0 sq. m. (1,281 sq. ft.) approx

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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