



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Mandeville Way, Benfleet



**Morgan Brookes believe** – This exquisite semi-detached family home is nestled in the heart of North Benfleet and comprises of a spacious living room and kitchen, a versatile third bedroom on the ground floor ideal for a home office transformation, two inviting bedrooms to the second floor, a recently refurbished shower room, and an east-facing, low-maintenance rear garden with a convenient en bloc garage!

**Our Sellers love** – That the property is positioned in a prime location, within close proximity to local amenities, offering seamless access to convenient transport links.

### Key Features

- Guide Price £325,000 - £350,000.
- Semi-Detached Family Home.
- Three Generous-Sized Bedrooms.
- Spacious Living Room & Kitchen.
- Low Maintenance Rear Garden.
- Within Close Proximity To Local Amenities.
- Easy Access To Transport Links.
- Call Morgan Brookes Today.

**Guide Price £300,000 -  
£325,000**



# Mandeville Way, Benfleet

## Entrance

Double glazed paneled door leading to:

## Entrance Hallway

**7' 0" x 6' 3" (2.13m x 1.90m)**

Obscure double glazed window to side aspect, stairs leading to first floor accommodation, radiator, coving to smooth ceiling, wood effect flooring, doors leading to:

## Living Room

**14' 11" x 11' 8" (4.54m x 3.55m)**

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

## Kitchen

**14' 4" x 8' 0" (4.37m x 2.44m)**

Double glazed window to front aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, fitted cupboard housing boiler, space & plumbing for appliances, part tiled walls, coving to smooth ceiling incorporating inset downlights, wood effect flooring, double glazed door leading to rear garden.

## Third Bedroom

**9' 11" x 6' 5" (3.02m x 1.95m)**

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

## First Floor Landing

Coving to smooth ceiling, carpet flooring, doors leading to:

## Second Bedroom

**10' 10" x 7' 11" (3.30m x 2.41m)**

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

## Master Bedroom

**11' 10" x 11' 0" (3.60m x 3.35m)**

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

## Shower Room

**8' 3" x 5' 7" (2.51m x 1.70m)**

Obscure double glazed window to side aspect, shower cubicle incorporating raised shower system, vanity hand basin, heated towel rail, low level W/C, coving to ceiling, wood effect flooring.

## Rear Garden

Paved seating areas, raised sleeper borders, fencing to boundaries, gated access to the rear leading to the garage.

## Front Of Property

Paved pathway leading to entrance, remainder laid to lawn.

## Garage

Located at the rear of the property, up & over door.

## Local Authority Information

Castle Point Borough Council

**Council Tax Band: C**

**01268 755626**

**morganbrookes.co.uk**

**Guide Price £300,000  
- £325,000**

### 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.