



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Borrowdale Close, Benfleet



Morgan Brookes believe – This immaculate, semi detached family home is neatly tucked away within a popular cul-de-sac in Thundersley, boasting of an open planned family room, three double bedrooms, a cloakroom, family bathroom and wet room. Externally, the property offers a driveway providing off-street parking and a low maintenance rear garden, perfect for entertaining!

Our Sellers love – The convenient location of the property, being within close proximity to local amenities and transport links, as well as the catchment to Kingston Primary and King John School, offering a range of convenience and comfort for a growing family!

Key Features

- Semi-Detached Family Home.
- Three Double Bedrooms.
- Open Planned Family Room.
- Low Maintenance Rear Garden.
- Convenient Thundersley Location.
- Within Close Proximity To Local Amenities & Easy Transport Links.
- Within Catchment To Kingston Primary & King John School.

**Guide Price £400,000 -
£425,000**

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Borrowdale Close, Benfleet

Entrance

Obscure double glazed paneled door leading to:

Entrance Hallway

10' 5" x 7' 4" (3.17m x 2.23m)

Stairs leading to first floor accommodation, fitted storage cupboards, radiator, coving to ceiling, wood effect flooring, doors leading to:

Kitchen

10' 9" x 8' 8" (3.27m x 2.64m)

Double glazed window to side aspect, fitted with a range of base & wall mounted units incorporating inset downlights, fitted cupboard housing combi boiler, roll top work surfaces incorporating sink & drainer, integrated range cooker with extractor fan over, integrated wine cooler, integrated dishwasher, tiled walls, smooth ceiling, tiled flooring.

Dining Area

9' 10" x 9' 7" (2.99m x 2.92m)

Roll top work surfaces incorporating breakfast bar, coving to smooth ceiling incorporating inset downlights, wood effect flooring.

Living Room

18' 4" x 17' 1" (5.58m x 5.20m)

Double glazed bay window to rear aspect, radiators, coving to smooth ceiling incorporating inset downlights, wood effect flooring, double glazed French doors leading to rear garden.

Utility/Storage

7' 2" x 6' 7" (2.18m x 2.01m)

Power & lighting, electric meters, smooth ceiling, carpet flooring.

First Floor Landing

5' 8" x 2' 10" (1.73m x 0.86m)

Double glazed window to front aspect, coving to ceiling incorporating loft access, carpet flooring, doors leading to:

Master Bedroom

12' 10" x 9' 8" (3.91m x 2.94m)

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

Wet Room

11' 7" x 8' 5" (3.53m x 2.56m)

Raised shower system, double shower screen, vanity hand basin, low level W/C, tiled walls, smooth ceiling incorporating inset downlights, wood effect flooring incorporating underfloor heating.

Second Bedroom

12' 11" x 8' 5" (3.93m x 2.56m)

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

Family Bathroom

7' 11" x 7' 9" (2.41m x 2.36m)

Obscure double glazed window to front aspect, cornered paneled jacuzzi, cornered shower cubicle incorporating raised shower system, wash hand basin, heated towel rail, tiled walls, smooth ceiling incorporating inset downlights, tiled flooring.

Third Bedroom

10' 7" x 7' 1" (3.22m x 2.16m)

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

Cloakroom

5' 0" x 2' 10" (1.52m x 0.86m)

Double glazed window to side aspect, low level W/C, tiled walls, smooth ceiling, tiled flooring.

Rear Garden

Decking from property, remainder laid to lawn, summerhouse, raised sleeper borders, fencing to boundaries, gated side access.

Front Of Property

Block paved driveway providing off-street parking, established shrubs & flowers, garage access.

Local Authority Information

Castle Point Borough Council

Council Tax Band: D

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.

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.