



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Albert Road, Benfleet



Morgan Brookes believe - This detached bungalow is nestled in a quiet cul-de-sac location and enjoys deceptively spacious accommodation throughout, a well-maintained garden, off-street parking and a garage, making it ideal for any buyer. The convenient location provides easy access to the A13 and A127.

Our Sellers love - The great location which provides an array of amenities for all to enjoy, from local playing grounds and parks including Villa Road Recreation Ground to Boyce Hill Golf and Country Club!

Key Features

- Detached Bungalow.
- Two Double Bedrooms.
- Spacious Living Room & Two Conservatories.
- Well Maintained Rear Garden.
- Driveway Providing Off-Street Parking & Garage.
- Positioned Moments From Tarpots Corner.
- Easy Access to A13 & A127.
- Call Morgan Brookes Today.

£400,000



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Entrance

Obscure double glazed paneled door leading to:

Entrance Porch

4' 11" x 3' 2" (1.50m x 0.96m)

Airing cupboard, carpet flooring, door leading to:

Entrance Hallway

15' 4" x 7' 6" nt 3' 2" (4.67m x 2.28m)

Radiator, wood effect flooring, door leading to:

Living Room

21' 4" x 11' 11" (6.50m x 3.63m)

Double glazed window to front aspect, radiator, wall mounted air conditioning unit, coving to ceiling, carpet flooring, door leading to:

Conservatory

10' 7" x 9' 8" (3.22m x 2.94m)

Double glazed window to side & rear aspects, wood effect flooring, double glazed French door leading to rear garden.

Kitchen

12' 1" x 8' 10" (3.68m x 2.69m)

Double glazed window to rear aspect, a range of base & wall mounted units, roll top work surfaces incorporating sink & drainer, splash back tiling, space for oven incorporating extractor fan over, space & plumbing for appliances, wall mounted boiler, obscure double glazed paneled door leading to conservatory.

Second Conservatory

12' 8" x 10' 1" (3.86m x 3.07m)

Double glazed windows to side & rear aspects, wall mounted air conditioning unit, wood effect flooring, double glazed French door leading to:

Master Bedroom

11' 6" x 10' 6" (3.50m x 3.20m)

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

Family Bathroom

6' 10" x 5' 5" (2.08m x 1.65m)

Obscure double glazed window to front aspect, double shower cubicle, raised shower system, hand basin, low level W/C, part tiled walls, radiator, wood effect flooring.

Second Bedroom

11' 6" x 8' 10" (3.50m x 2.69m)

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

Rear Garden

Paved seating area, shed to remain, mainly laid to lawn, established shrubs, flowers & tree.

Front Of Property

Paved driveway providing off-street parking to side aspect, shrubs & flowers, access to:

Garage

Electric up & over door.



Local Authority Information
Castle Point Borough Council
Council Tax Band: D

01268 755626

morganbrookes.co.uk

£400,000

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.