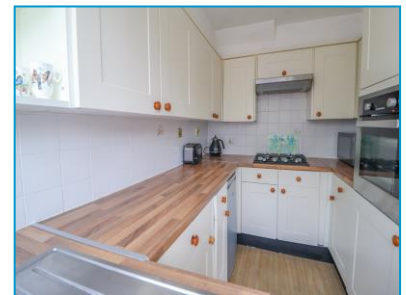




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Templewood Court, Benfleet



**Morgan brookes believe** - This fantastic end terrace family home features of a stylish living/dining area, a well-appointed kitchen, three bedrooms, and a modern three piece bathroom suite. Externally, you can entertain effortlessly in the low maintenance rear garden, while relishing the luxury of a garage and allocated parking!

**Our Sellers love** - That the property is situated within a sought-after Westwood Academy catchment area, just a stone's throw away from Hadleigh High Street, offering both comfort and convenience. With easy access to main roads and bus routes, commuting is a breeze!

### Key Features

- No Onward Chain.
- End Terrace Family Home.
- Three Generous-Sized Bedrooms.
- Contemporary Living/Dining Room.
- Low Maintenance Rear Garden.
- Garage & Allocated Parking.
- Within Catchment To Westwood Academy.
- Short Distance To Hadleigh High Street.
- Close To Main Roads and Access To Bus Routes.

**£320,000**

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[morganbrookes.co.uk](http://morganbrookes.co.uk)

# Templewood Court, Benfleet

## Entrance

Obscure double glazed panelled door leading to:

## Entrance Porch

7' 1" x 5' 8" (2.16m x 1.73m)

Wooden flooring, doors leading to:

## Living/Dining Room

24' 6" nt 14' 8" x 15' 2" nt 7' 9" (7.46m x 4.62m)

Double glazed window to front aspect, feature fireplace, radiator, stairs leading to first floor accommodation, under stairs storage area, double glazed panelled door leading to rear garden.

## Kitchen

8' 11" x 7' 0" (2.72m x 2.13m)

Double glazed window to rear aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, four point gas hob with extractor fan over, fitted oven, space & plumbing for appliances, wood effect flooring.

## First Floor Landing

9' 8" x 5' 11" (2.94m x 1.80m)

Carpet flooring, doors leading to:

## Master Bedroom

13' 7" x 8' 10" (4.14m x 2.69m)

Double glazed window to front aspect, built in storage area, carpet flooring.

## Second Bedroom

9' 0" nt 7' 9" x 8' 8" (2.74m x 2.64m)

Double glazed window to rear aspect, built in storage areas, radiator, carpet flooring.

## Family Bathroom

7' 0" x 5' 6" (2.13m x 1.68m)

Obscure double glazed window to rear aspect, corner shower cubicle with raised shower system over, vanity hand basin, heated towel rail, low level W/C, tiled walls, tiled flooring.

## Third Bedroom

8' 9" x 5' 11" (2.66m x 1.80m)

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

## Rear Garden

Block paved seating area, remainder laid to lawn, access to the garage.

## Garage

16' 1" x 8' 10" (4.90m x 2.69m)

Double glazed window to side aspect, power & lighting connected, door leading to garden.

## Front Of Property

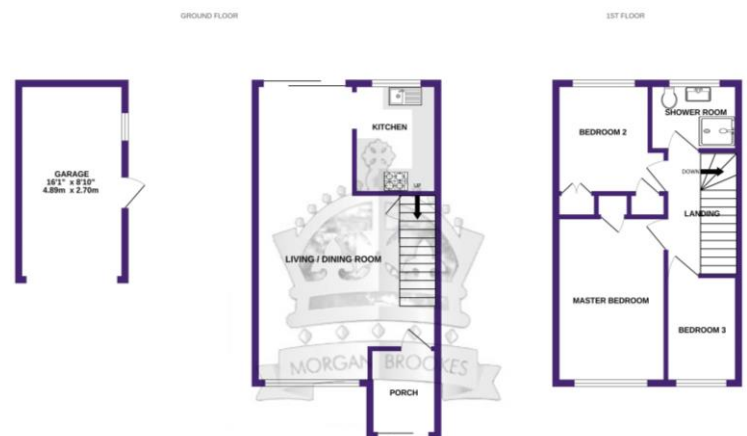
Path leading to front door, remainder laid to lawn, parking available to front of garage and surrounding property.

## Additional Information

Council Tax Band: B

Length Of Lease: 900 Years.

Service Charge & Ground Rent: £82.00pcm.



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any error, omission or misstatement. The plans are for general guidance only and should be used as such by the prospective purchaser. The seller accepts no responsibility for any error or omission and no guarantee as to the specificity or efficiency can be given.

## Local Authority Information

Castle Point Borough Council

**Council Tax Band: B**

01268 755626

morganbrookes.co.uk

**£320,000**

### 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.