



**MORGAN
BROOKES**
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HELPING YOU GROW



Lyndene, Benfleet



Morgan Brookes believe - This fantastic detached family home is positioned within a quiet cul-de-sac in North Benfleet, in need of modernisation throughout. This property boasts spacious accommodation, comprising of a versatile living room, large kitchen opening to the dining room, low maintenance rear garden, an integral garage and ground floor shower room. To the second floor the property boasts three generous-sized bedrooms, ample storage and a three-piece bathroom suite!

Our Sellers love - The convenient location, being in catchment to Appleton's Secondary School, and within close proximity to local amenities and convenient transport links.

Key Features

- Fantastic Detached Family Home.
- In Need Of Modernisation Throughout.
- Three Generous-Sized Bedrooms.
- Spacious Living Room, Kitchen & Dining Room.
- Shower Room & Three Piece Bathroom Suite.
- Integral Garage & Off-Street Parking.
- Positioned in a Quiet Cul De Sac Location.
- Within Appleton School Catchment.

**Guide Price £375,000 -
£400,000**

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Entrance

Obscure double glazed panelled door leading to:

Entrance Hall

11' 7" x 7' 5" nt 4' 7" (3.53m x 2.26m)

Obscure double glazed window to front aspect, stairs leading to first floor accommodation, under stairs storage areas, radiator, carpet flooring, doors leading to:

Living Room

27' 0" x 11' 1" (8.22m x 3.38m)

Double glazed bay window to front aspect, feature fireplace, beamed walls & ceilings, carpet flooring, double glazed French door leading to rear aspect.

Kitchen

11' 5" x 9' 0" (3.48m x 2.74m)

Double glazed window to rear aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, space & plumbing for appliances, tiled walls, beamed ceilings, tiled flooring, opens to:

Dining Room

10' 3" x 10' 2" (3.12m x 3.10m)

Double glazed French doors leading to rear garden, radiator, beamed walls, carpet flooring.

Shower Room

Obscure double glazed window to front aspect, shower cubicle with raised shower system over, wash hand basin, low level W/C, part tiled walls, laminate flooring.

First Floor Landing

Double glazed window to side aspect, storage cupboard, carpet flooring, doors leading to:

Master Bedroom

14' 7" x 9' 11" (4.44m x 3.02m)

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

Second Bedroom

11' 8" x 9' 1" (3.55m x 2.77m)

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

Third Bedroom

11' 3" x 9' 0" (3.43m x 2.74m)

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

Family Bathroom

7' 7" x 5' 8" (2.31m x 1.73m)

Obscure double glazed window to side aspect, panelled basin, wash hand basin, radiator, low level W/C, tiled walls, laminate flooring.

Integral Garage

14' 1" x 8' 0" (4.29m x 2.44m)

Up & over door, power & lighting.

Rear Garden

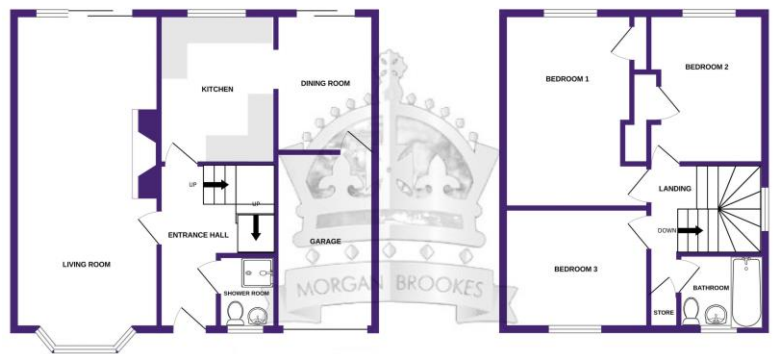
Paved seating area, remainder laid to lawn, wooden shed to remain.

Front Of Property

Paved driveway providing off-street parking for multiple vehicles, mature trees & shrubs.

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given. Made with Mapsoft CSO2R

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.