



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Cumberland Drive, Basildon



Morgan Brookes believe - This outstanding detached family home is situated in Laindon West, boasting spacious and immaculate accommodation throughout. To the ground floor, the property comprises of a modern kitchen, dining room, spacious living room, cloakroom, and conservatory. To the second floor, four bedrooms, one with en suite and family bathroom. To the third floor, you'll find approximately 24ft master bedroom and en suite. Externally, the property offers a generous-sized rear garden, fully fitted garden room and a gated driveway providing ample off-street parking!

Our Sellers love - The convenient location of the property, being within catchment to multiple primary schools, including being a stones throw from Merrylands Primary School and Nursery and also short walk to award winning Munchkins Nursery, ideal for a large or growing family! As well as being within close proximity to local amenities and a short walking distance from Laindon Mainline Station, with connections into London or sunny Southend on Sea.

Key Features

- Incredible Detached Family Home.
- Four Double Bedrooms & Loft Room.
- Two En Suite's, Cloakroom & Family Bathroom.
- Dining Room & Conservatory.
- Low Maintenance Rear Garden & Fully Fitted Garden Room.
- In Catchment To Multiple Primary Schools.
- Walking Distance To Laindon Mainline Station.
- Within Close Proximity To Local Amenities.

**Guide Price £625,000 -
£650,000**

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Cumberland Drive, Basildon

Entrance

Double glazed panelled door leading to:

Entrance Porch

6' 1" x 3' 3" (1.85m x 0.99m)

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

Entrance Hall

12' 3" x 6' 7" nt 2' 10" (3.73m x 2.01m)

Stairs leading to first floor accommodation, smooth ceiling, wood effect flooring, doors leading to, opens to:

Dining Room

12' 3" x 9' 9" (3.73m x 2.97m)

Double glazed windows to front aspect, radiator, coving to smooth ceiling, wood effect flooring.



Living Room

24' 8" x 11' 3" nt 8' 3" (7.51m x 3.43m)

Double glazed window to front aspect, media wall with feature fireplace, air con system, coving to smooth ceiling incorporating inset downlights, wood effect flooring, double glazed panelled door leading to rear garden.



Kitchen

13' 0" nt 9' 9" x 12' 0" (3.96m x 3.65m)

Double glazed window to rear aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating sink & drainer, space & plumbing for appliances, wine rack, storage cupboard, splashback tiling, coving to smooth ceiling incorporating inset downlights, wood effect flooring, obscure double glazed panelled door leading to conservatory, door leading back into living room:

Conservatory

14' 9" x 7' 11" (4.49m x 2.41m)

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

Downstairs Cloakroom

6' 2" x 2' 6" (1.88m x 0.76m)

Obscure double glazed window to front aspect, vanity hand basin, low level W/C, part tiled walls, smooth ceiling, tiled flooring.

First Floor Landing

15' 5" nt 10' 4" x 5' 10" nt 2' 8" (4.70m x 1.78m)

Double glazed window to rear aspect, airing cupboard, smooth ceiling incorporating inset downlights, carpet flooring, door leading to third floor master bedroom & en suite, doors leading to:



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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.

Master Bedroom**12' 4" x 9' 11" (3.76m x 3.02m)**

Double glazed windows to front aspect, air con system, smooth ceiling incorporating inset downlights, carpet flooring, doors leading to:

En Suite**10' 0" nt 4' 6" x 5' 0" nt 3' 2" (3.05m x 1.52m)**

Double glazed window to side aspect, double shower cubicle with raised shower system, vanity hand basin, low level W/C, smooth ceiling incorporating inset downlights, doors leading to:

Second Bedroom**12' 4" x 8' 3" (3.76m x 2.51m)**

Double glazed window to front aspect, radiator, air con system, smooth ceiling incorporating inset downlights, carpet flooring.

Third Bedroom**9' 3" x 8' 4" (2.82m x 2.54m)**

Double glazed window to rear aspect, radiator, smooth ceiling incorporating inset downlights, carpet flooring.

Family Bathroom**8' 11" x 5' 10" (2.72m x 1.78m)**

Obscure double glazed window to side aspect, panelled bath with shower system, wash hand basin, low level W/C, part tiled walls, smooth ceiling incorporating inset downlights, tiled flooring.

Fourth Bedroom**9' 10" x 6' 9" (2.99m x 2.06m)**

Double glazed window to rear aspect, radiator, smooth ceiling incorporating inset downlights, carpet flooring.

Loft Room**24' 3" nt 17' 3" x 15' 4" nt 7' 4" (7.39m x 4.67m)**

Double glazed windows to front & rear aspect, fitted wardrobes, air con system, eaves storage area, part panelled walls & ceilings incorporating inset downlights, doors leading to:

En Suite**7' 8" x 6' 7" (2.34m x 2.01m)**

Corner shower cubicle with raised shower system over, wash hand basin, low level W/C, part tiled walls, panelled walls & ceiling, wood effect flooring.

Rear Garden

Decked seating area, remainder laid to lawn, part tiled seating area to the rear, flowers & shrubs borders, mature trees, side access.

Garden Room

Panelled doors leading to entrance, windows to front aspect, power & lighting, air con system.

Garage

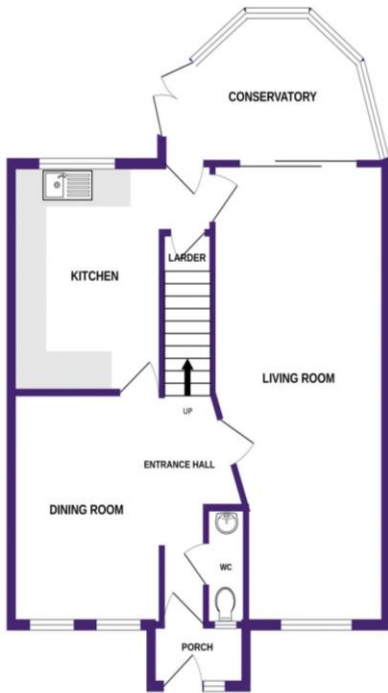
Up & over door, power & lighting.

Front Of Property

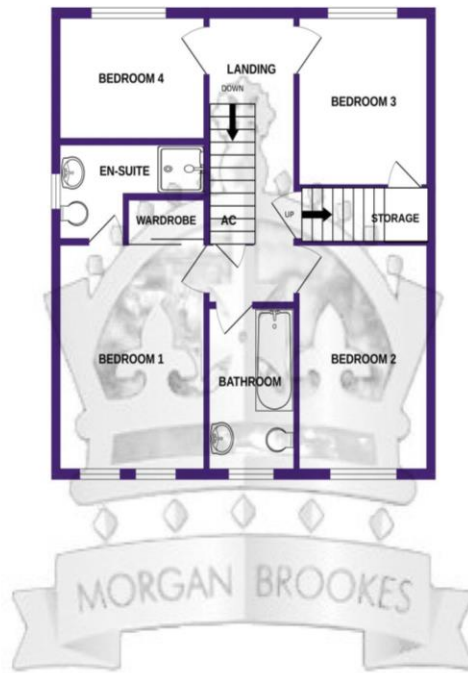
Electric gates to block paved driveway providing off-street parking for multiple vehicles.



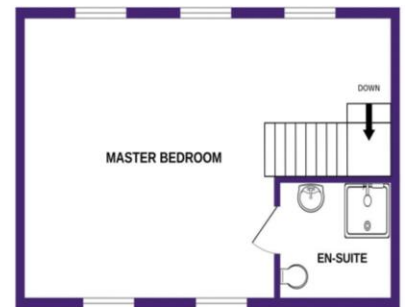
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		