



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Wycombe Avenue, Benfleet



Morgan Brookes believe - This two/three bedroom detached home is one not to be missed! The property was recently built reflecting the highest of standards, offering luxurious accommodation with modern fixtures & fittings throughout. The spacious & light-filled living areas are perfect for entertaining, with a large open plan kitchen/diner leading onto the garden. The bedrooms are generously sized & two family bathrooms can be found, one with a freestanding bathtub & the other, a ground floor shower room. With its great location, convenient amenities & easy access to transport links, this property is ideal for anyone looking for the perfect place to call home.

Our Sellers love - That the property boasts a west facing, private garden which is perfect for hosting summer barbecues or just to relax & enjoy the fresh air.

Key Features

- Modern Detached Home.
- Two/Three Bedrooms.
- Contemporary Accommodation Throughout.
- Open Planned Kitchen/Dining Room.
- West Facing Rear Garden.
- Ample Off-Street Parking.
- Convenient Cul-De-Sac Location.
- Call Morgan Brookes Today.

£425,000

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND



morganbrookes.co.uk

Wycombe Avenue, Benfleet

Entrance

Double glazed composite door leading to:

Entrance Hallway

15' 9" x 3' 9" (4.80m x 1.14m)

Stairs leading to first floor accommodation, under stairs storage area, smooth ceiling incorporating inset downlights, wood effect flooring fitted with heating, oak wooden doors leading to:

Open Planned Kitchen/Dining Room

21' 10" x 12' 1" (6.65m x 3.68m)

Double glazed windows to side aspect, a range of base & wall mounted units, roll top work surfaces incorporating electric hob with extractor fan over, integrated oven & grill, island incorporating stainless steel sink & drainer, integrated fridge freezer, integrated dishwasher, integrated washing machine, smooth ceiling incorporating inset downlights, wood effect flooring fitted with heating, double glazed bi-folding doors to rear aspect.

Living Room

13' 3" x 12' 1" (4.04m x 3.68m)

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

Shower Room

8' 11" x 7' 3" (2.72m x 2.21m)

Obscure double glazed window to side aspect, double shower cubicle, wash hand basin, heated towel rail, low level W/C, smooth ceiling incorporating inset downlights, extractor fan, porcelain tiled walls & flooring fitted with heating.

Landing

10' 1" x 3' 6" (3.07m x 1.07m)

Double glazed Velux window to side aspect, oak wooden staircase with glass, smooth ceiling incorporating loft access, carpet flooring, oak wooden doors leading to:

Master Bedroom

12' 11" x 9' 8" (3.93m x 2.94m)

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

Family Bathroom

9' 4" x 9' 0" (2.84m x 2.74m)

Double glazed Velux window to rear aspect, freestanding mode bath, 'his & hers, vanity hand basins, heated towel rail, low level W/C, extractor fan, smooth ceiling incorporating inset downlights, porcelain tiled flooring.

Bedroom 2

11' 9" x 8' 8" (3.58m x 2.64m)

Double glazed Velux window to rear aspect, eaves storage, radiator, smooth ceiling, carpet flooring.

Bedroom 3/Lounge

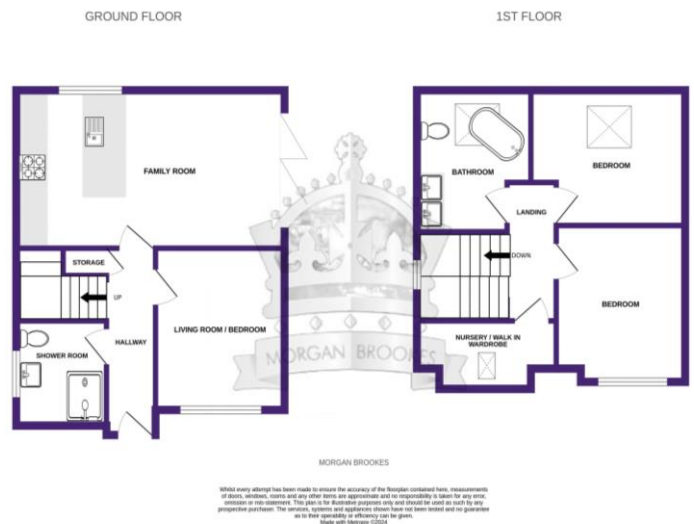
Double glazed velux window to front aspect, smooth ceiling, carpet flooring.

Rear Garden

Paved seating area, mainly laid to lawn, shingle pathway leading to gated side access.

Front Of Property

Block paved driveway providing off-street parking for two/three vehicles, fitted with lighting, raised brick built flower beds.



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

01268 755626

morganbrookes.co.uk

£425,000

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.