



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Hillside Road, Benfleet



**Morgan Brookes believe** - This excellent size two bedroom detached bungalow positioned in the heart of South Benfleet is perfect for someone looking for convenience. Offering two large reception rooms, two great-sized bedrooms including a master with en-suite & off-street parking.

### Key Features

- Available Now.
- Two Great-Sized Bedrooms.
- Spacious Living Room/Dining Room.
- Master Bedroom with En-Suite.
- Off-Street Parking
- Excellent Amenities.
- Walking Distance to Benfleet Mainline Station.
- Great South Benfleet Location.

**Monthly Rental Of  
£1,750**



# Hillside Road, Benfleet

## Entrance

Double Glazed panelled door leading to:

## Entrance Hall

15' 3" nt 3'11" x 14' 5" nt 3' 5" (4.64m x 4.39m)

Airing cupboard, radiator, coving to ceiling incorporating loft access, carpet flooring, door leading to:

## Bedroom 1

13' 11" x 13' 2" (4.24m x 4.01m)

Double glazed bay window to side aspect, fitted bedroom furniture, radiator, coving to ceiling, carpet flooring.

## En-suite

9' 11" x 2' 10" (3.02m x 0.86m)

Obscure double glazed window to rear aspect, shower cubicle, pedestal hand basin, low level W/C, radiator, extractor fan, complementary tiles.

## Bedroom 2

13' 1" x 9' 3" (3.98m x 2.82m)

Double glazed bay window to front aspect & double glazed window to side aspect, radiator, coving to ceiling, carpet flooring.

## Shower Room

10' 0" x 6' 2" (3.05m x 1.88m)

Obscure double glazed window to rear aspect, treble shower cubicle, vanity hand basin, low level W/C, radiator, coving to ceiling, extractor fan.

## Living Room

16' 5" x 12' 11" (5.00m x 3.93m)

Double glazed sliding door to side aspect, fitted fire place, radiator, coving to ceiling, opens to:

## Dining Room

12' 7" x 7' 9" (3.83m x 2.36m)

Doubled glazed window to front aspect, radiator, coving to ceiling, wood effect flooring.

## Kitchen

12' 11" x 9' 10" (3.93m x 2.99m)

Doubled glazed window to side aspect, doubled glazed panelled door to side, fitted with a range of base & wall mounted units, cupboard housing boiler, fitted double oven, space for plumbing & appliances, roll top work surfaces incorporating four point gas hob & extractor fan, sink & drainer, splash back tiles, tiled flooring, coving to ceiling.

## Garden

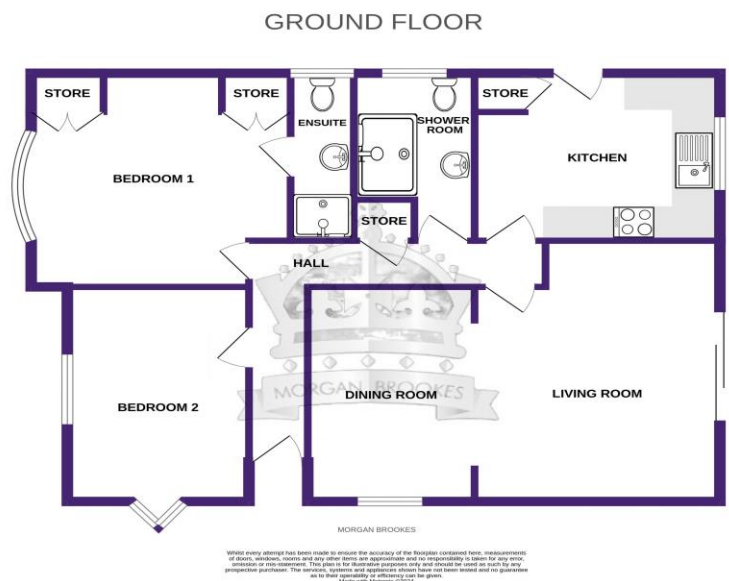
Paved seating area, remainder laid to lawn, walls & fences to boundaries, gated side access.

## Parking

Block paved drive providing off-street parking.

## Additional Information

Price: £1,750.00 pcm Deposit: £2,019.23 Length of Tenancy: Minimum of 6 months Council Tax Band: E Available: Now



## Local Authority Information

Castle Point Borough Council

Council Tax Band: E

01268 755626

morganbrookes.co.uk

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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.