



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



The Sorrells, Benfleet



Morgan Brookes believe- This brilliantly positioned four bedroom detached family home benefits from a spacious living room, separate dining room, and four well-proportioned bedrooms. The property has been well maintained offering a superb standard throughout.

Our Sellers love- The quiet cul-de-sac position, as well as being both local and central to all surrounding amenities and local road links inclusive of the A127 & A13.

Key Features

- Guide Price £475,000 - £500,000
- Four Bedroom Detached House.
- Generous Sized Living Room.
- Garage and Off-street Parking For Up To Three Vehicles.
- Public Transport Links Including Easy Access to the A13 & A127.
- Wonderful Family Home.
- No Onward Chain.
- Close to Excellent Local Amenities
- Call Morgan Brookes Today.

**Guide Price £400,000 -
£430,000**

The Sorrells, Benfleet

Entrance

Panelled Door Leading to,

Entrance Hallway

8' 11" x 3' 3" (2.72m x 0.99m)

Radiator, coving to a smooth ceiling, wood effect flooring.

Ground Floor W/C

6' 4" x 3' 8" (1.93m x 1.12m)

Double glazed obscure window to side aspect, vanity hand basin, partly tiled walls, low level W/C, smooth ceiling incorporating inset down lights, tiled flooring.

Living Room

18' 1" x 12' 3" (5.51m x 3.73m)

Double glazed window to rear aspect, double glazed French doors leading to the garden, radiator, coving to a small ceiling with inset down lights, wooden flooring.

Kitchen

12' 10" x 10' 4" (3.91m x 3.15m)

Double glazed window to front aspect, radiator, roll top work surfaces incorporating stainless steel sink and drainer, integrated cooker, dishwasher, and fridge freezer, four point gas hob with extractor fan, coving to a smooth ceiling incorporating inset down lights, tiled flooring.

Dining Room

10' 0" x 8' 1" (3.05m x 2.46m)

Double glazed patio door leading to the garden, coving to a smooth ceiling, wooden flooring.

Landing

9' 7" x 5' 11" (2.92m x 1.80m)

Double glazed window to side aspect, airing cupboard, coving to a smooth ceiling incorporating loft access.

Master Bedroom

12' 11" x 9' 5" (3.93m x 2.87m)

Double glazed window to front aspect, radiator, smooth ceiling incorporating inset down lights, carpet flooring.

Second Bedroom

9' 6" x 8' 11" (2.89m x 2.72m)

Double glazed window to rear aspect, radiator, smooth ceiling incorporating inset down lights, laminate flooring.

Family Bathroom

9' 6" x 5' 10" (2.89m x 1.78m)

Double glazed obscure window to side aspect, tiled walls, paneled bath with raised shower system, vanity hand basin, low level W/C, smooth ceiling incorporating inset down lights, tiled flooring.

Third bedroom

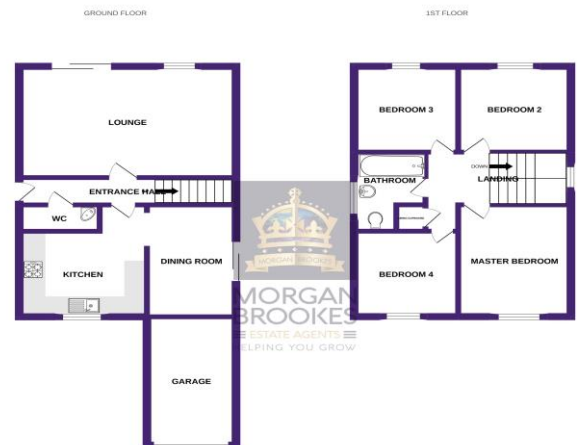
9' 4" x 8' 4" (2.84m x 2.54m)

Double glazed window to rear aspect, radiator, coving to smooth ceiling incorporating inset down lights, carpet flooring.

Fourth Bedroom

9' 5" x 8' 3" (2.87m x 2.51m)

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



Local Authority Information

Castle Point Borough Council

Council Tax Band: D

01268 755626

morganbrookes.co.uk

Guide Price £400,000
- £430,000

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.