



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## The Dale, Benfleet



**Morgan Brookes believe** - This impressive detached bungalow situated in a prime sought after location is a must view! The property boasts a generous size living room, spacious kitchen / diner, master bedroom with en-suite shower room, good size second bedroom with fitted wardrobes and features a lovely secluded West facing rear garden.

**Our Sellers love** - The quiet and tranquil secluded rear garden where they can entertain friends and family in the warmer months as well as being in a convenient location for local amenities, transport links.

### Key Features

- Impressive Two Bedroom Detached Bungalow.
- Utility Room.
- Good Size L Shaped Kitchen/Diner.
- Master Bedroom With En-Suite.
- Secluded West Facing Rear Garden.
- Highly Sought After Location.
- Ample Off Street Parking.
- Call Morgan Brookes Today!

**£695,000**



# The Dale, Benfleet

## Entrance

Double glazed panelled door to:

## Hallway

10' 1" x 6' 0" (3.07m x 1.83m)

Built in airing cupboard, radiator with ornate cover, smooth ceiling with loft access, wood flooring, doors to:

## Kitchen / Diner

20' 11" nt 10'3" x 18' 3" nt 8'3" (6.37m nt 3.12m x 5.56m nt 2.51m)

Dining Area : Two sets of double glazed French doors leading to the rear garden, two radiators 1 with ornate cover, smooth ceiling, tiled flooring.

Kitchen Area: Double glazed window to rear aspect, fitted with a range of wall and base mounted units, granite work surfaces incorporating stainless steel sink and drainer unit with mixer tap, ceramic hob with extractor over, built in oven, complimentary splash back tiling, smooth ceiling, tiled flooring, door to:

## Utility Room

6' 3" x 4' 9" (1.90m x 1.45m)

Double glazed French doors to rear garden, fitted with a range of wall mounted units, single work surface with space and plumbing under for appliances, cupboard housing boiler, smooth ceiling, tiled flooring.

## Living Room

18' 4" nt 15'2" x 17' 2" (5.58m nt 4.62m x 5.23m)

Double glazed French doors with adjacent full length double glazed windows to rear garden, two radiators with ornate covers, feature stone fireplace with coal effect fire, smooth ceiling, carpet flooring.

## Bedroom 1

16' 11" x 11' 10" (5.15m x 3.60m)

Double glazed lead lite bay window to front aspect, double radiator, range of fitted wardrobes, smooth ceiling, carpet flooring, door to:

## En-Suite

6' 6" x 6' 5" (1.98m x 1.95m)

Obscure double glazed window to side aspect, low level WC with concealed cistern, vanity wash hand basin with cupboards and drawers below, shower cubicle with raised shower system, radiator, smooth ceiling, tiled walls and flooring.

## Bedroom 2

14' 0" nt 13'2" x 13' 2" (4.26m nt 4.01m x 4.01m)

Double glazed lead lite bay window to front aspect, radiator, fitted wardrobes and matching chest of drawers, smooth ceiling, carpet flooring.

## Bathroom

13' 11" nt 11'2" x 5' 8" (4.24m nt 3.40m x 1.73m)

Obscure double glazed window to side aspect, vanity wash hand basin with cupboards under, low flush WC with concealed cistern, panelled bath with raised shower system and shower screen, radiator, smooth ceiling, tiled walls and flooring.

## Rear Garden

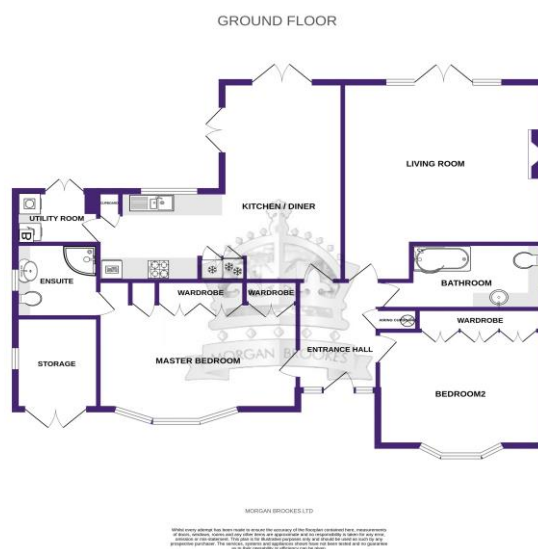
Secluded West facing rear garden commencing with paved seating areas, the remainder being laid to lawn with a range of flower and shrub borders. To the rear you'll find concealed storage shed and potting area, outside tap, Gated side access leading to the front of the property.

## Front Of Property

Block paved driveway, ample off street parking leading to integral garage, lawned area.

## Integrated Garage

Double glazed window to side aspect, double doors to front aspect, power and light connected.



**Local Authority Information**  
Castle Point Borough Council  
**Council Tax Band: E**

**01268 755626**

**morganbrookes.co.uk**

**£695,000**

### 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.