



**MORGAN  
BROOKES**  
≡ ESTATE AGENTS ≡  
HELPING YOU GROW



## Eastern Avenue, Benfleet



**Morgan Brookes believe** - There is so much potential to make this your perfect home. This well maintained bungalow has two large double bedrooms, modern kitchen & bathroom, good sized living room and with a large garden, you have the option to extend (STPP) if you want even more space.

**Our Sellers love** - Entertaining in the large garden with family and friends. The close proximity to local shops, transport links & the A13.

### Key Features

- Two Double Bedrooms.
- Modern Fitted Kitchen & Bathroom.
- Large Garden & Parking.
- Potential to Extend (STPP).
- Ever Popular South Benfleet Area.
- Easy Access To Local Shops & Transport Links.
- No Onward Chain.
- Call Morgan Brookes Today!

**Guide Price £340,000-  
£360,000**

T 01268 755 626 E [info@morganbrookes.co.uk](mailto:info@morganbrookes.co.uk) A 105 High St | Benfleet | SS7 1ND



[morganbrookes.co.uk](http://morganbrookes.co.uk)

# Eastern Avenue, Benfleet

## Entrance

Double glazed panelled door leading to:

## Entrance Hall

Radiator, ceiling incorporating loft access, wood effect flooring, doors leading to:

## Living Room

**13' 6" x 12' (4.11m x 3.66m)**

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

## Kitchen

**7' 9" x 6' 2" (2.36m x 1.88m)**

Double glazed window to rear aspect, fitted with a range of base and wall mounted units, roll top work surfaces incorporating stainless steel sink and drainer with mixer taps, breakfast bar, ceramic hob with extractor over, fitted oven, space and plumbing for appliances, radiator, splash back tiling, tiled flooring.

## Master Bedroom

**12' 0" x 9' 11" (3.65m x 3.02m)**

Double glazed window to front aspect, radiator, dado rail, coving to ceiling, carpet flooring.

## Second Bedroom

**10' 2" x 10' 2" (3.1m x 3.1m)**

Double glazed window to rear aspect, radiator, dado rail, coving to ceiling, wood effect flooring.

## Bathroom

**7' 9" x 5' 0" (2.36m x 1.52m)**

Obscure double glazed window to rear aspect, panelled bath with raised shower attachment over, glass shower screen, pedestal wash hand basin, low level WC, extractor fan, tiled walls, wood effect flooring.

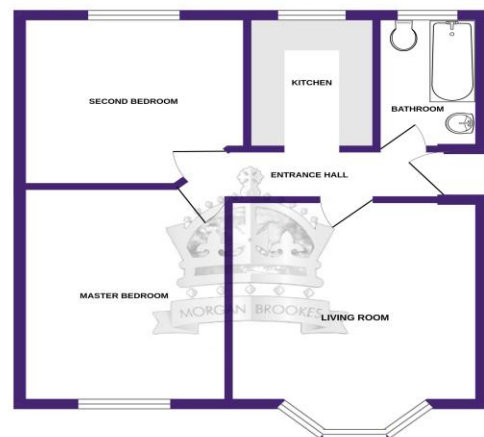
## Rear Garden

Seating area from property, remainder laid to lawn, flower and shrub borders, path to rear, shed to remain, gated side access.

## Front Of Property

Off road parking for multiple vehicles.

GROUND FLOOR



MORGAN BROOKES LTD

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, walls, ceilings and other parts are approximate and no responsibility is taken for any error. Prospective purchasers should verify all measurements and details before making any offer. The services, fixtures and appliances shown have not been tested and no guarantee is given for any electrical equipment shown.

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

**01268 755626**

**morganbrookes.co.uk**

**Guide Price £340,000-  
£360,000**

### 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.