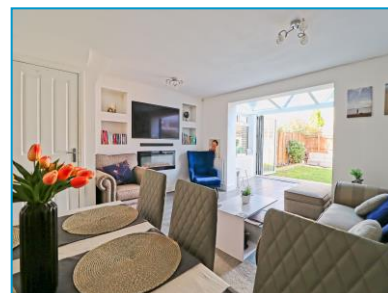




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Rose Street, Benfleet



**Morgan Brookes believe** - This beautifully presented three bedroom home located on the popular Ashcroft Place development offers modern and spacious living with open plan lounge through to conservatory, ground floor cloakroom, modern fitted kitchen, good size rear garden and off street parking. The property is located close to local amenities, transport links, USP College, King John School and Westwood Academy.

**Our Sellers love** - The wonderful community spirit in Ashford Place. The conservatory has made the lounge into bright and open space and in the summer months the Bi fold doors bring the outside in. The TV wall is also a great feature. The convenient location being close to local Schools and shops.

### Key Features

- Guide Price £400,000 - £425,000.
- Three Bedroom Detached House.
- Ground Floor Cloakroom.
- Conservatory.
- Sought After Ashcroft Development.
- Westwood Academy & King John School Catchments.
- New Bathroom To Be Fitted Before Completion.
- Call Morgan Brookes Today!

**Guide Price**  
**£400,000- £425,000**

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)

# Rose Street, Benfleet

## Entrance

Double glazed panelled door to:

## Hallway

Radiator, stairs to first floor, smooth ceiling, wood effect flooring, doors to:

## Living Room / Conservatory

**22' 5" x 14' 7" (6.83m x 4.44m)**

Living Room: Two radiators, fitted media wall with integrated electric fire, two radiators, wood effect flooring, smooth ceiling, opening to: Conservatory: Double glazed windows to side aspects, double glazed bi folding doors leading to rear garden, radiator, wood effect flooring.

## Kitchen

**12' 9" x 8' 4" (3.88m x 2.54m)**

Double glazed bay window to front aspect, radiator, range of wall and base level units with roll edge work surfaces incorporating sink and drainer unit, fitted oven, four ring gas hob with extractor over, integrated fridge/freezer and dishwasher, space and plumbing for appliances, cupboard housing boiler, breakfast bar, smooth ceiling, tiled flooring.

## Ground Floor Cloakroom

Radiator, low level WC, pedestal hand basin, splash back tiling, smooth ceiling, wood effect flooring.

## First Floor Landing

Smooth ceiling with loft access and loft ladder, carpet flooring, doors to:

## Bedroom 1

**10' 8" x 9' 6" (3.25m x 2.89m)**

Double glazed window to rear aspect, radiator, fitted wardrobes, carpet flooring, door to:

## En-Suite

Obscure double glazed window to side aspect, shower cubicle with raised shower system, pedestal hand basin, low level WC, extractor fan, smooth ceiling.

## Bedroom 2

**10' 10" x 8' 0" (3.30m x 2.44m)**

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

## Bedroom 3

**7' 6" x 7' 2" (2.28m x 2.18m)**

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

## Bathroom

Currently being used as a 4th bedroom - The current owners have advised that a brand new three piece bathroom suite will be fitted before completion.

## Rear Garden

Decked seating area, the remainder being laid to lawn with flower boarders, further entertaining area to the rear of the garden, side access gate leading to front of the property.

## Front Of Property

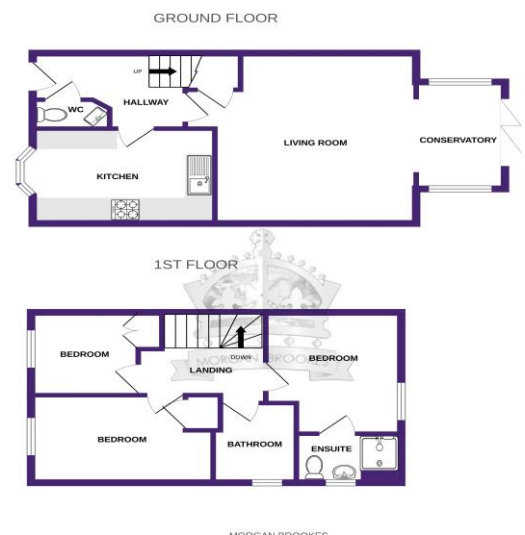
Mainly laid to Astroturf with flower bed boarder. Pathway leading to front door.

## Garage

Up and over door, door to rear garden.

## Additional Information

There is an annual service charge for the maintenance of the communal areas of this estate including the park of £240.00.



MORGAN BROOKES  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Local Authority Information**  
**Castle Point Borough Council**  
**Council Tax Band: D**

**01268 755626**

**morganbrookes.co.uk**

**Guide Price**  
**100,000- £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.