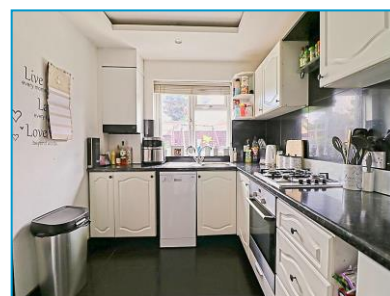




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Hatley Gardens, Benfleet



Morgan Brookes believe - Being conveniently located close to local infant/primary and secondary schools, Villa recreational park, local shops and transport links this is the perfect home for the growing family. The property boasts 18' living room, separate utility room two double bedrooms and off street parking for up to 3 vehicles.

Our Sellers love - How spacious and homely the property is and having a utility room for extra space is perfect as well as having a lovely size garden and being close to the shops.

Key Features

- Guide Price: £325,000 - £350,000.
- Two Double Bedrooms.
- 18' Living / Dining Room.
- Separate Utility Room.
- Catchment Area For Kents Hill & Appleton Schools.
- Close Proximity To Local Shops & Amenities.
- Easy Access To Local Transport Links.

**Guide Price £325,000 -
£350,000**

Hatley Gardens, Benfleet

Entrance

Obscure panelled door to:

Hall

7' 7" x 6' 7" (2.31m x 2.01m)

Double glazed window to side aspect, stairs to first floor, under stairs storage area, tiled flooring, door to:

Living Room

18' 11" x 10' 10" (5.76m x 3.30m)

Double glazed window to front aspect, double glazed French doors to rear garden, radiator, coving to ceiling, wood effect flooring.

Kitchen

10' 10" x 7' 11" (3.30m x 2.41m)

Double glazed window to rear aspect, wall mounted boiler, range of fitted wall and base units, roll top work surfaces incorporating 4 point gas hob, stainless steel sink and drainer unit with mixer tap, splash back tiling, tiled flooring, door to:

Utility Room

9' 7" x 6' 5" (2.92m x 1.95m)

Double glazed window and double glazed panelled door to front aspect, range of fitted wall and base units, roll top work surfaces, space and plumbing for appliances, tiled flooring, double glazed panelled door to rear garden.

First Floor Landing

8' 0" x 4' 6" (2.44m x 1.37m)

Double glazed window to side aspect, smooth ceiling incorporating loft access, doors to:

Bedroom 1

14' 7" x 8' 10" (4.44m x 2.69m)

Double glazed window to front aspect, mirror fronted wardrobes to one wall, built in storage cupboard, radiator, coving to ceiling, carpet flooring.

Bedroom 2

11' 11" x 9' 9" (3.63m x 2.97m)

Double glazed window to rear aspect, radiator, coving to ceiling, carpet flooring.

Bathroom

8' 2" x 5' 6" (2.49m x 1.68m)

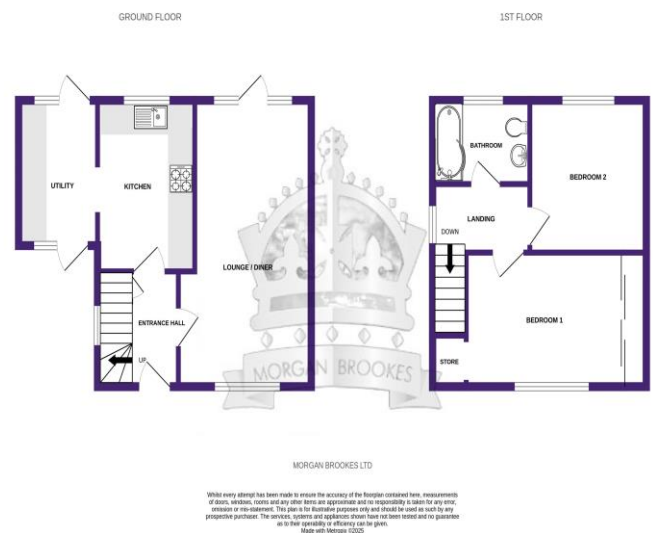
Obscure double glazed window to rear aspect, panelled bath with raised shower system and shower screen, vanity hand basin, low level WC, stainless steel towel rail, complimentary tiling to walls and floor.

Rear Garden

Paved seating area from property, the remainder being laid to lawn with flower and shrub borders, shed to remain.

Front Of Property

Block paved and shingled driveway offering off street parking for up to 3 vehicles.



Local Authority Information

Castle Point Borough Council

Council Tax Band: B

01268 755626

morganbrookes.co.uk

Guide Price £325,000
- £350,000

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.