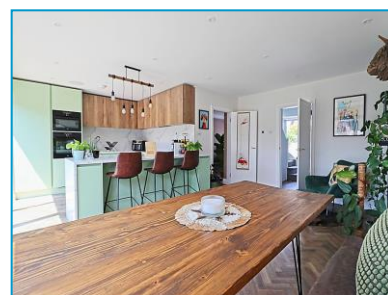




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Adelaide Gardens, South Benfleet



Morgan Brookes believe - This spacious & versatile 3 bedroom family home is beautifully presented & ideally situated in a prime location, just a short walk from the train station, local amenities, and recreational park. Boasting a generous open-plan family room with stylish bi-folding doors to the rear garden, separate living room, En-suite to master bedroom and off street parking.

Our Sellers love - How much natural light pours in and the open layout has made it easy to host friends and family with large bi-folds opening up to make the space even bigger if needed. The neighbours are truly amazing - great community spirit and have become more like family over the years - will be very hard saying goodbye but we know they'll make the new owners feel just as welcome as we were. Great location, the street is quiet and safe and is located within walking distance to the Station, parks, schools, pubs & restaurants.

Key Features

- Beautifully Presented Throughout.
- 22'2 x 16'8 Family Room.
- Separate Living Room.
- Shower Room/ Utility Room.
- En-Suite To Master Bedroom.
- Walking Distance To Train Station.
- Close To Local Amenities, Bars & Restaurants.
- Good Size Rear Garden.

£500,000

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morganbrookes.co.uk

Adelaide Gardens, Benfleet

Entrance

Composite panelled door to:

Hallway

Double glazed window to front aspect, feature radiator, stairs to first floor, understairs storage area, smooth ceiling, Amtico flooring with underfloor heating, doors to:

Shower Room / Utility Room

10' 9" x 5' 4" (3.27m x 1.62m)

Obscure double glazed window to front aspect, double shower cubicle, complimentary tiling to walls with niche, vanity hand basin, low level WC with concealed cistern, tiled flooring, built in storage area with plumbing for em, dual fuel stainless steel towel rail, smooth ceiling with downlights.

Living Room

15' 5" x 8' 7" (4.70m x 2.61m)

Double glazed window to front aspect, radiator, picture rail, smooth ceiling incorporating downlights and speakers, Amtico flooring with underfloor heating.

Family Room

22' 7" nt 12' 11" x 16' 8" nt 11' 6" (6.88m nt 12.91m x 5.08m nt 11.5m)

Double glazed bi folding doors to rear garden, feature fireplace, smooth ceiling incorporating downlights and speakers, Amtico flooring with underfloor heating, opens to Kitchen area.

Kitchen Area

Double glazed bi folding doors to rear garden, range of fitted dual colour wall and base units incorporating oven and combination microwave, integrated fridge, washing machine, wine cooler and dishwasher, Granite work surfaces with inset sink, 5 point induction hob with concealed extractor over, breakfast bar, smooth ceiling incorporating downlights and speakers, Amtico flooring.

First Floor Landing

10' 3" nt 2' 10" x 5' 0" (3.12m nt 2.83m x 1.52m)

Double glazed sky light window, smooth ceiling incorporating downlights, carpet flooring, doors to:

Master Bedroom

16' 9" x 12' 1" (5.10m x 3.68m)

Double glazed window to rear aspect, fitted wardrobes, smooth ceiling with ceiling fan, complimentary hanging bedside lights, wood flooring, door to:

En-Suite

9' 6" x 6' 7" (2.89m x 2.01m)

Obscure double glazed window to front aspect, freestanding bath, fitted hand basin, low level WC, tiled flooring with underfloor heating, complimentary tiling to walls with niches, smooth ceiling incorporating downlights, dual fuel stainless steel towel rail.

Bedroom 2

13' 0" x 10' 9" (3.96m x 3.27m)

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

Bedroom 3

10' 3" x 9' 4" (3.12m x 2.84m)

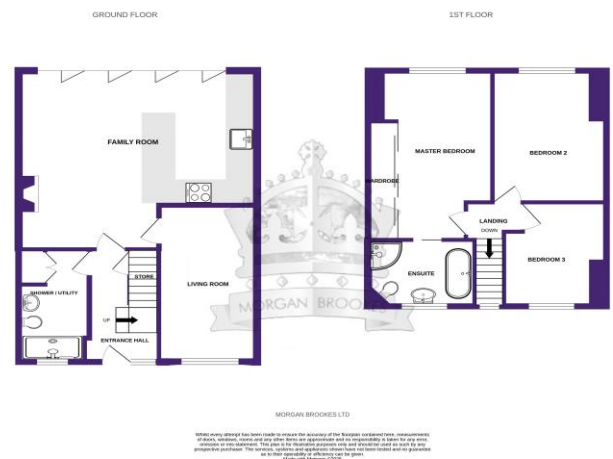
Double glazed window to front aspect, radiator, smooth ceiling, carpet flooring.

Rear Garden

Decked seating area with steps leading down to lawn area, flower and shrub areas, shed to remain, gated side access to the front of the property.

Front Of Property

Shingled driveway offering off street parking for 3 vehicles.



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

01268 755626

morganbrookes.co.uk

£500,000

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.