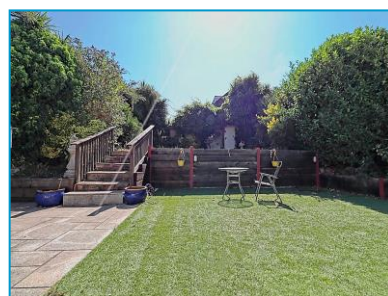




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## School Lane, South Benfleet



**Morgan Brookes believe** - Conveniently located a stones throw of Benfleet Train Station this 2 bedroom detached bungalow is in an ideal location for any commuter into London. The property offers a 15' conservatory, modern fitted kitchen, separate cloakroom & good size rear garden with the added benefit of a detached garage & ample off street parking.

**Our Sellers love** - Situated just moments from the station with direct links into London and Southend City Centre, and within a short walk of local amenities and Richmond Recreation Park.

### Key Features

- Guide Price £525,000 - £550,000.
- Two Bedroom Detached Bungalow.
- Separate Cloakroom.
- 15' Conservatory.
- Stones Throw To Benfleet Station.
- Close To Local Amenities.
- Ample Off Street Parking.
- Detached Garage Via Karen Close.

**Guide Price £525,000 -  
£550,000**

# School Lane, South Benfleet

## Entrance

Obscure double glazed panelled door to:

## Hall

Radiator with ornate cover, coving to ceiling incorporating loft access, wood flooring, doors to:

## Bedroom 1

**23' 0" x 12' 5" (7.01m x 3.78m)**

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

## Bedroom 2

**10' 2" x 10' 0" (3.10m x 3.05m)**

Double glazed window to side aspect, radiator, coving to ceiling, wood flooring.

## Bathroom

**9' 5" x 7' 0" (2.87m x 2.13m)**

Obscure double glazed window to side aspect, panelled bath, vanity hand basin, low level WC, radiator, stainless steel towel rail, coving to ceiling, complimentary tiling to walls.

## Lounge

**17' 1" x 10' 10" (5.20m x 3.30m)**

Double glazed French doors to conservatory, feature fireplace, radiator with ornate cover, coving to ceiling, wood flooring, door to:

## Kitchen

**13' 5" x 10' 10" (4.09m x 3.30m)**

Double glazed window to rear aspect, double glazed panelled door to rear garden, range of wall and base units, roll top work surfaces incorporating sink and drainer unit, 4 point electric hob with extractor over, fitted oven, space and plumbing for appliances, radiator, coving to ceiling incorporating down lights, tiled flooring, door to Cloakroom.

## Cloakroom

**5' 5" x 2' 2" (1.65m x 0.66m)**

Obscure double glazed window to front aspect, hand basin, low level WC, boiler.

## Conservatory

**15' 1" x 8' 2" (4.59m x 2.49m)**

Double glazed windows to front and side aspects, double glazed panelled door to rear garden.

## Rear Garden

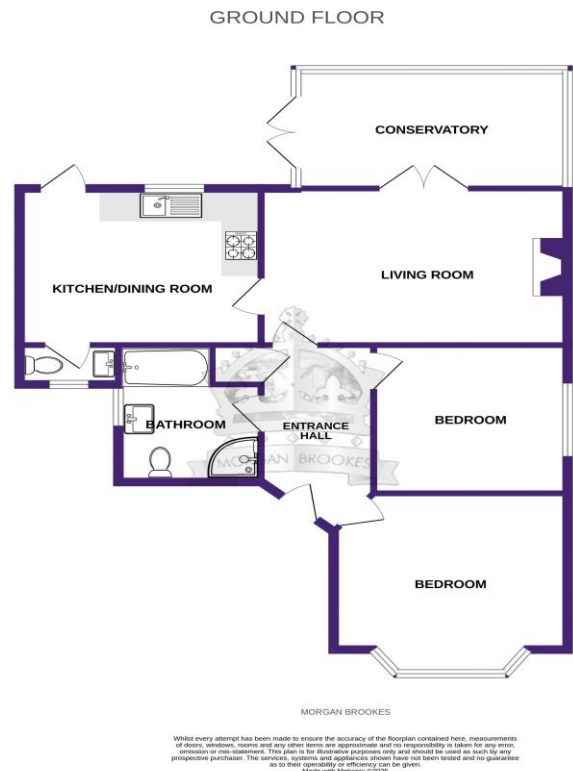
Paved seating area, steps up to Astro turf lawn area, flower, shrub & tree borders, gated side access to the front of the property, rear access to garage & parking.

## Detached Garage

Is accessed from Karen Close with up and over door and parking in front for 1 vehicle.

## Front Of Property

Block paved driveway offering off street parking for up to 5 vehicles.



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

**01268 755626**

**morganbrookes.co.uk**

**Guide Price £525,000**  
**- £550,000**

### 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.