



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Little Bentley, Basildon



Morgan Brookes believe - This spacious and well proportioned three bedroom home is conveniently located within close proximity of good local schools, Gloucester Park, Festival Leisure Park and within a short distance of Basildon Train Station & Town Centre this is an ideal home for the modern growing family. The property offers the potential to extend (STPP), off street parking and being located in the popular Fryerns area of Basildon.

Our Sellers love - That it is a home in a quiet & friendly part of Basildon with its own driveway for 2 cars & decent size garden perfect for relaxing & entertaining. Being close to the Town Centre, Train Station and offering excellent transport links.

Key Features

- Guide Price £325,000 - £350,000
- Spacious Family Home.
- Three Bedrooms.
- Good Size Rear Garden.
- Off Street Parking.
- Easy Access Of A13 & A127.
- Popular Fryerns Area.
- Potential To Extend STPP.
- Call Morgan Brookes Today!

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£350,000**

Little Bentley, Basildon

Entrance

Wood panelled door with glass panels either side leading to:

Entrance Hall

8' 11" x 5' 9" (2.72m x 1.75m)

Radiator, carpet flooring, stairs to first floor, door so:

Kitchen

14' 1" x 7' 1" (4.29m x 2.16m)

Wood panelled door to rear garden, built in understairs storage cupboard, window to rear aspect, range of fitted wall and base units with roll edge work surfaces incorporating stainless steel sink and drainer unit, 5 point gas hob with extractor hood over, fitted electric oven, complimentary splash back tiling, space for appliances, tiled flooring, door to:

Living Room

23' 10" x 11' 8" (7.26m x 3.55m)

Double glazed windows to front and rear aspects, two radiators, carpet flooring.

First Floor Landing

5' 9" x 7' 8" (1.75m x 2.34m)

Loft access, carpet flooring, doors to:

Separate WC

6' 8" x 2' 5" (2.03m x 0.74m)

Double glazed window to rear aspect, low level WC, wall mounted hand basin, complimentary tiling to walls and flooring.

Bathroom

6' 8" x 4' 7" (2.03m x 1.40m)

Double glazed window to rear aspect, radiator, panelled bath with raised shower system, wall mounted hand basin, complimentary tiling to walls and flooring.

Bedroom 1

12' 9" x 10' 1" (3.88m x 3.07m)

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

Bedroom 2

10' 2" x 10' 2" (3.10m x 3.10m)

Double glazed window to rear aspect, radiator, built in storage cupboard, carpet flooring.

Bedroom 3

8' 9" x 7' 7" (2.66m x 2.31m)

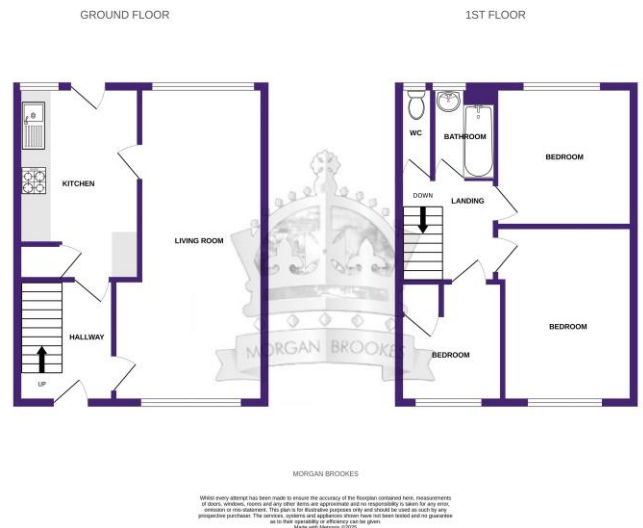
Double glazed window to front aspect, radiator, built in storage cupboard, carpet flooring.

Rear Garden

Mainly laid to lawn with pathway leading to two sheds at the rear of the garden.

Front Of Property

Block paved driveway offering off street parking for 2 vehicles.



Local Authority Information
Basildon Borough Council
Council Tax Band: C

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.