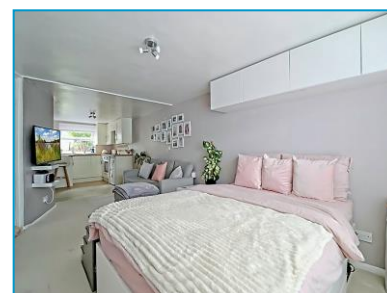




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Woodside View, Benfleet



Morgan Brookes believe - Being in close proximity to Woodside Park, local amenities, bus routes & good local schools, this spacious 4 bedroom home is ideal for extended families. The property boasts 15' kitchen/diner, ground floor shower room, second floor family bathroom & the added benefit of a self contained ground floor annex.

Our Sellers love - That this family home is situated down a quiet street and backs onto beautiful playing fields. The house is big and open but also has that cosy feel. It is a home that brings family together.

Key Features

- Self Contained Ground Floor Annex.
- Ground Floor Shower Room.
- Open Plan Kitchen / Diner.
- 4 Good Size Bedrooms.
- Low Maintenance Rear Garden.
- Off Street Parking.
- A Stones Throw From Woodside Park.
- Close To Local Amenities.

**Guide Price £375,000 -
£385,000**

Woodside View, Benfleet

Entrance

Double glazed panelled door to:

Entrance Hall

26' 1" x 6' 4" nt 5' 1" (7.94m x 1.93m nt to 1.55m)

Obscure double glazed panelled door to Garden, built in seating area, built in storage cupboards, stairs to first floor, radiator, wood effect flooring, doors to:

Self Contained Ground Floor Annex

29' 1" x 9' 7" (8.86m x 2.92m)

Bedroom & Living Room: Double glazed window to front aspect, radiator, carpet flooring, Kitchen: Double glazed window to rear aspect, fitted with a range of base and wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer unit, fitted oven & hob, space and plumbing for appliances, wood effect flooring.

Ground Floor Shower Room

8' 5" x 3' 8" (2.56m x 1.12m)

Shower cubicle, wall mounted hand basin, low level WC, complimentary tiling to walls & flooring.

First Floor Landing

10' 0" x 6' 6" (3.05m x 1.98m)

Stairs to second floor, carpet flooring, doors to:

Living Room

15' 6" nt 12' 3" x 15' 1" nt 8' 3" (4.72m nt 3.73m x 4.59m nt 2.51m)

Double glazed window to front aspect, 2 radiators, carpet flooring.

Kitchen / Dining Room

15' 0" nt 12' 3" x 14' 4" nt 6' 11" (4.57m nt 3.73m x 4.37m nt 2.10m)

Double glazed window to rear aspect, fitted range of base and wall mounted units, roll top work surfaces incorporating stainless steel sink and drainer, hob with extractor over, space and plumbing for appliances, tiling to walls, wood effect flooring.

Second Floor Landing

10' 0" x 6' 4" (3.05m x 1.93m)

Carpet flooring, doors to:

Bedroom 1

15' 7" x 8' 5" (4.75m x 2.56m)

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

Bedroom 2

12' 2" x 8' 5" (3.71m x 2.56m)

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

Bedroom 3

12' 4" x 6' 4" (3.76m x 1.93m)

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

Bathroom

7' 1" x 6' 4" (2.16m x 1.93m)

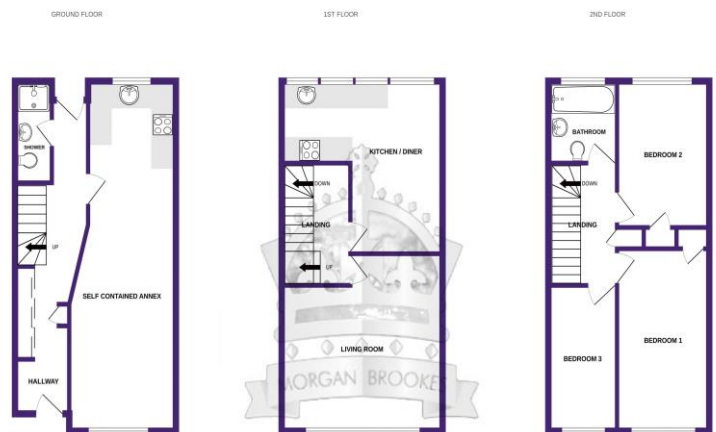
Obscure double glazed window to rear aspect, panelled bath, pedestal hand basin, low level WC, tiling to walls, wood effect flooring.

Rear Garden

Seating area from house, various trees, shrubs and flower beds, artificial grass.

Front Of The Property

Off street parking for 2 vehicles.



MORGAN BROOKES LTD

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 structure, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Morgan 12/2023

01268 755626

morganbrookes.co.uk

**Guide Price £375,000
- £385,000**

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.