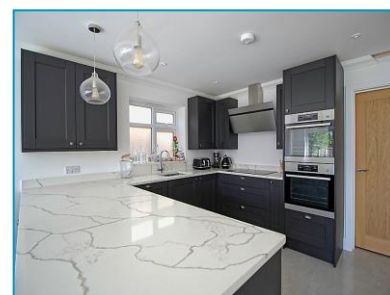
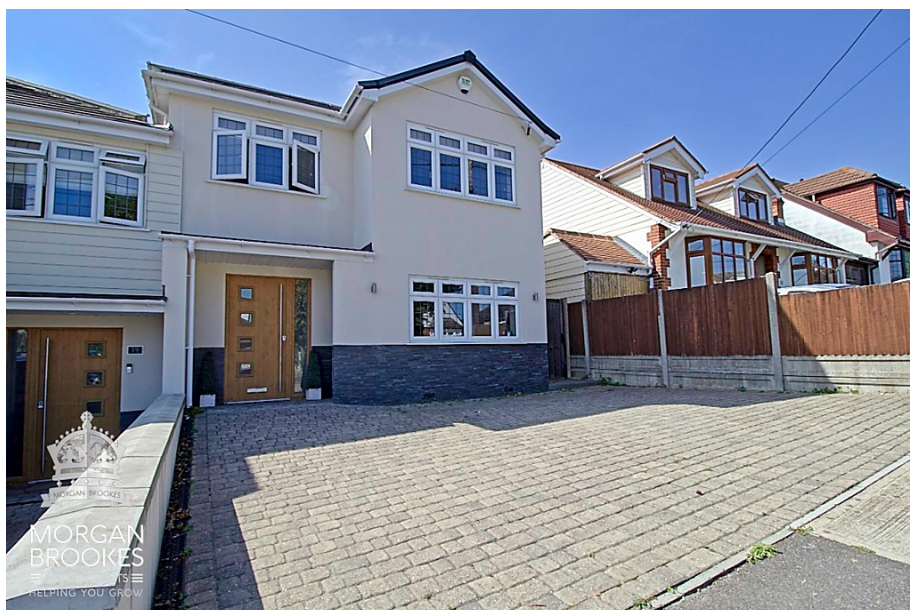




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Avondale Road, South Benfleet



Morgan Brookes believe - This property is the perfect place to call home! Nestled in a tranquil neighborhood, this exceptional family home offers comfort, convenience, and style all in one. Constructed in 2021, the property benefits from 20' x 18' modern kitchen/dining room, utility room, ground floor cloakroom, en-suite to master bedroom & good size rear garden.

Our Sellers love – The overall size of the property as it has been great for their growing family as well as having the Bi Folding doors leading to the rear garden being a great feature for when they entertained friends & family in the summer months.

Key Features

- Four Bedrooms.
- 20'6 Kitchen/Dining Room.
- 20'8 Living Room.
- Utility & Ground Floor Cloakroom.
- En-Suite To Master Bedroom.
- West Facing Garden.
- Convenient South Benfleet Location.
- Constructed In 2021.

**Offers in Excess of
£625,000**

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morganbrookes.co.uk

Avondale Road, South Benfleet

Entrance

Double glazed paneled door to:

Entrance Hallway

26' 7" x 7' 0" (8.10m x 2.13m)

Stairs to first floor, understairs storage cupboard housing media, phone connections, Hive heating system and security alarm system, coving to smooth ceiling incorporating down lights, tiled flooring with under floor heating, doors leading to:

Living Room

20' 8" x 11' 0" (6.29m x 3.35m)

Double glazed window to front aspect, coving to smooth ceiling, carpet flooring with under floor heating.

Kitchen/Diner

20' 6" x 18' 11" (6.24m x 5.76m)

Double glazed bi-folding doors leading to rear garden, double glazed window to side aspect, fitted range of base and wall mounted units, square edge marble work surfaces incorporating sink and drainer unit, integrated oven, dishwasher & fridge/freezer, electric hob with extractor over, coving to smooth ceiling incorporating down lights, tiled flooring with under floor heating.

Utility Room

7' 11" x 7' 4" (2.41m x 2.23m)

Fitted range of base units, square edge marble work surface incorporating sink and drainer unit, space and plumbing for appliances, tiled floor with under floor heating, coving to smooth ceiling incorporating down lights, door leading to:

Ground Floor Cloakroom

7' 11" x 2' 9" (2.41m x 0.84m)

Obscure double glazed window to side aspect, low level WC, hand basin, coving to smooth ceiling incorporating down lights, tiled flooring with under floor heating.



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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.

First Floor Landing**14' 11" x 4' 2" (4.54m x 1.27m)**

Two built in storage cupboards, radiator, coving to smooth ceiling incorporating down lights and loft access, carpet flooring, doors to:

Master Bedroom**17' 3" x 10' 9" (5.25m x 3.27m)**

Double glazed window to rear aspect, radiator, built in storage cupboard, coving to smooth ceiling, carpet flooring, door leading to:

En-Suite**6' 7" x 5' 5" (2.01m x 1.65m)**

Obscure double glazed window to side aspect, low level WC, vanity hand basin, walk in shower, heated towel rail, coving to smooth ceiling incorporating down lights, tiled walls and flooring.

Bedroom 2**17' 11" x 9' 11" (5.46m x 3.02m)**

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

Bedroom 3**17' 6" x 8' 2" (5.33m x 2.49m)**

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

Bedroom 4**13' 7" x 7' 5" (4.14m x 2.26m)**

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

Bathroom**8' 0" x 6' 4" (2.44m x 1.93m)**

Obscure double glazed window to side aspect, low level WC, paneled bath with raised shower system, shower screen, vanity hand basin, heated towel rail, smooth ceiling incorporating down lights, tiled walls and flooring.

Rear Garden

Immediate paved seating area from house, the remainder being laid to lawn.

Front of Property

Block paved driveway with parking for up to 3 vehicles.

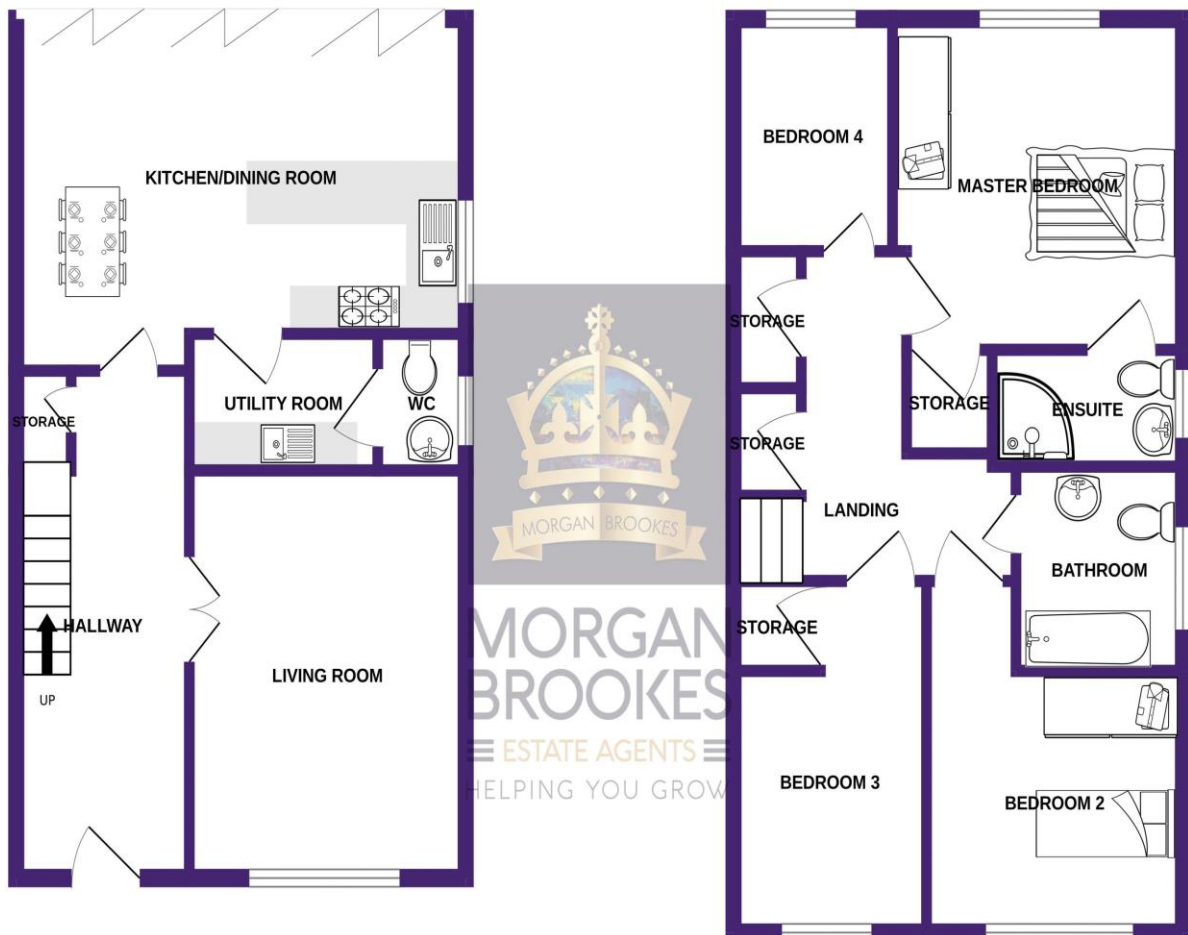


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GROUND FLOOR

1ST FLOOR



MORGAN BROOKES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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