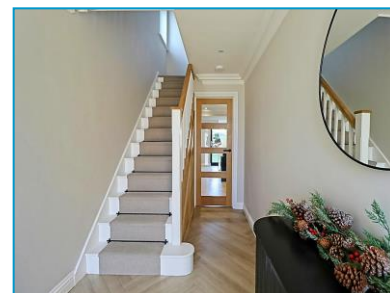




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Maplin Close, Benfleet



Morgan Brookes believe - This extended beautifully presented 3 bedroom semi detached home offers an array of contemporary features throughout & boast a stunning open plan kitchen/dining/living room, modern fitted shower room & West facing rear garden.

Our Sellers love - Being in a quiet cul-de-sac, located within easy reach of good local schools, recreational parks, amenities & transport links.

Key Features

- Guide Price £450,000 - £475,000.
- Extended 3 Bedroom Family Home.
- Beautifully Presented Throughout.
- 32' Open Plan Kitchen/Dining/Living Room.
- Ground Floor Cloakroom & Utility Room.
- West Facing Rear Garden.
- Quiet Cul-De-Sac Location.
- Close To Local Amenities & Transport Links.
- Catchment Area For The Appleton School.

**Guide Price £450,000 -
£475,000**

Maplin Close, Benfleet

Entrance

Double glazed panelled door to:

Hallway

13' 3" x 6' 4" (4.04m x 1.93m)

Stairs to first floor, under stairs storage cupboard, Herringbone wood flooring, coving to smooth ceiling incorporating down lights, doors to:

Open Plan Living / Dining / Kitchen

32' 11" NT 18' 8" x 18' 6" NT 11' 9" (10.03m x 5.63m)

Living / Dining Area: Double glazed window to front aspect, radiator, feature media wall, Herringbone wood flooring, coving to smooth ceiling incorporating down lights. Kitchen: Double glazed Bi folding doors to rear aspect, fitted range of base and wall mounted units, square edge Marble Quartz work surface incorporating sink & drainer, complimentary splash back tiling, integrated fridge/freezer, microwave & electric oven, matching central island with integrated 4 point electric hob, rising extractor fan, integrated wine cooler, matching base mounted units, Herringbone wood flooring, radiator, potential door leading to Ground Floor Cloakroom & Utility Room (needs to be opened up), coving to smooth ceiling incorporating down lights.

Utility Room

7' 2" x 3' 11" (2.18m x 1.19m)

Currently accessed via the rear garden, double glazed door to rear aspect, double glazed window to side aspect, doors to Ground Floor Cloakroom & Garage.

Ground Floor Cloakroom

Obscure double glazed window to rear aspect, low level WC, pedestal hand basin, smooth ceiling.

First Floor Landing

8' 4" x 6' 6" (2.54m x 1.98m)

Double glazed window to side aspect, carpet flooring, coving to smooth ceiling incorporating loft access, door to:

Bedroom 1

12' 11" x 11' 9" (3.93m x 3.58m)

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

Bedroom 2

11' 10" x 11' 0" (3.60m x 3.35m)

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

Bedroom 3

9' 2" x 8' 0" (2.79m x 2.44m)

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

Shower Room

7' 7" x 5' 5" (2.31m x 1.65m)

Obscure double glazed window to rear aspect, double length walk in shower with glass screen & overhead rainfall shower & additional hand held shower attachment, concealed cistern WC, vanity hand basin, complimentary tiling to walls and floor, heated towel rail, smooth ceiling.

Rear Garden

Immediate patio seating area, the remainder being laid to lawn with shrub borders.

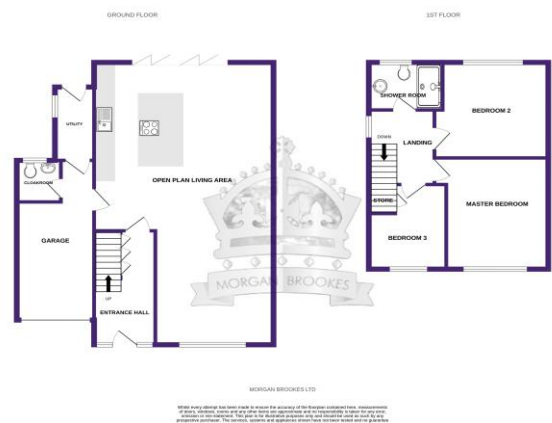
Front Of Property

Mainly laid to lawn, driveway offering off street parking. Access to Garage.

Garage

18' 7" x 8' 0" (5.66m x 2.44m)

Power and light connected, door leading to Utility Room, Ground Floor Cloakroom, up & over door to front.



Local Authority Information

Castle Point Borough Council

Council Tax Band: D

01268 755626

morganbrookes.co.uk

Guide Price £450,000
- £475,000

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.