MORGAN BROOKES
ESTATE AGENTS
HELPING YOU GROW

Earleswood, South Benfleet







Morgan Brookes believe - Being offered with no onward chain & conveniently located close to good local schools, amenities & transports routes this spacious 3 bedroom semi detached home is an ideal home for growing families. Benefitting from a 22'10 living / dining room, good size rear garden, garage & ample off street parking.

Our Sellers love - The space the ample property offers, potential and it's convenient location within a close in South Benfleet.

Key Features

- Three Bedroom Family Home.
- 22' Living / Dining Room.
- Good Size Rear Garden.
- Garage & Off Street Parking.
- Located Within Easy Access of A13 & A127.
- Within Close Proximity Of Benfleet Train Station.
- No Onward Chain.

£450,000

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Entrance
Double glazed panelled door to:

Entrance Porch
6' 0" x 3' 4" (1.83m x 1.02m)
Door to garage, ceiling incorporating downlights, tiled floor with underfloor heating, door to:

Living / Dining Room
22' 10" x 11' 3" (6.95m x 3.43m)
Double glazed window to front aspect, double glazed patio doors to rear garden, stairs to first floor, air conditioning unit, smooth ceiling, tiled floor with underfloor heating door to:

Kitchen
9' 7" x 9' 6" (2.92m x 2.89m)
Double glazed window to rear aspect, double glazed door to rear garden, fitted range of base & wall mounted units, roll edge work surfaces incorporating sink & drainer unit, hob with extractor over, built in oven, space & plumbing for appliances, radiator, wood effect laminate flooring with under floor heating.

First Floor Landing
8' 7" x 4' 7" (2.61m x 1.40m)
Smooth ceiling incorporating loft access, carpet flooring, doors to:

Bedroom 1
11' 5" x 9' 9" (3.48m x 2.97m)
Double glazed window to rear aspect, radiator, coving to ceiling, carpet flooring.

Bedroom 2
11' 0" x 9' 8" (3.35m x 2.94m)
Double glazed window to front aspect, radiator, built in wardrobes, smooth ceiling incorporating down lights, carpet flooring.

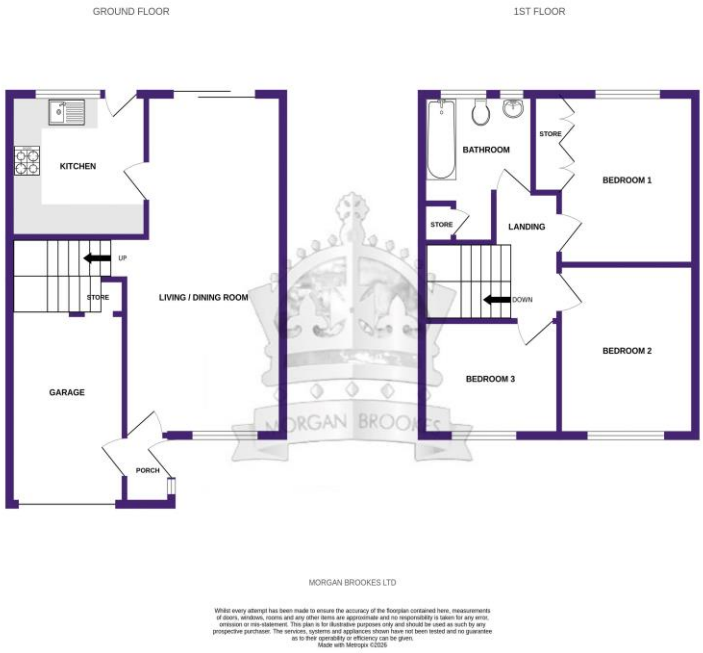
Bedroom 3
9' 7" x 6' 11" (2.92m x 2.11m)
Double glazed window to front aspect, radiator, smooth ceiling, wood effect laminate flooring.

Bathroom
9' 10" x 7' 9" (2.99m x 2.36m)
Obscure double glazed window to rear aspect, low level WC, pedestal hand basin, bath with raised shower system & glass shower screen, built in storage cupboard, complimentary part tiling to walls, smooth ceiling incorporating down lights, wood effect laminate flooring with underfloor heating.

Rear Garden
Paved seating area to the immediate rear of the property, the remainder being laid to lawn, side access gate.

Garage
13' 11" x 7' 8" (4.24m x 2.34m)
Electric roller door, power & light connected.

Front Of Property
Block paved driveway offering off street parking for up to 3 vehicles.



Local Authority Information
Castle Point Borough Council
Council Tax Band: C

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

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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.

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.