MORGAN BROOKES
ESTATE AGENTS
HELPING YOU GROW

High Road, South Benfleet

Morgan Brookes believe - Being conveniently located within easy reach of Benfleet Station, local amenities & schools this property is the ideal family home. Offering 3 good size bedrooms, modern fitted kitchen/diner & shower room with the added benefit of a utility room & approx. 90' South facing rear garden.

Our Sellers love - Been our family home for 56 years. A home that was built full of love and memories which is waiting for someone else to make it their own and build memories of their own Fantastic safe established garden with lots of beautiful shrubs and acer trees, nice area where your neighbours stay and rarely move out! Very safe area local schools are brilliant.

Key Features

- 3 Bedroom Family Home.
- 22'5 Kitchen / Dining Room.
- Utility Room.
- Modern Fitted Shower Room.
- Newly Fitted Carpets & Windows Within Last 12 Months
- Approx. 90' South Facing Rear Garden.
- Ample Off Street Parking & Garage.
- Offered With No Onward Chain.
- Within Easy Reach Of Station & Amenities.
- Call Morgan Brookes Today!

Guide Price £390,000 - £400,000

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Entrance
Double glazed panelled door to:

Hallway
Stairs to first floor, doors to:

Living Room
15' 11'' x 13' 11'' (4.85m x 4.24m)
Double glazed window to front aspect, radiator, brick built fireplace, coving to ceiling, carpet flooring, door to:

Kitchen/Dining Room
22' 5'' x 15' 10'' (6.83m x 4.82m)
Double glazed window to side aspect, range of fitted base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer unit with mixer tap, 4 point gas hob with extractor over, fitted oven, space & plumbing for appliances, coving to ceiling, vinyl flooring, opens to: Dining Room, double glazed sliding door to rear garden, further double glazed door to side aspect, radiator, coving to ceiling, carpet flooring, door to:

Utility Room
Door leading to:

Shower Room
Obscure double glazed window to rear aspect, radiator, low level WC, vanity hand basin, shower cubicle with electric shower, coving to ceiling, vinyl flooring.

First Floor Landing
Radiator, coving to ceiling incorporating loft access, carpet flooring, doors to:

Bedroom 1
12' 7'' x 10' 1'' (3.83m x 3.07m)
Double glazed window to front aspect, radiator, fitted wardrobes, coving to smooth ceiling, carpet flooring.

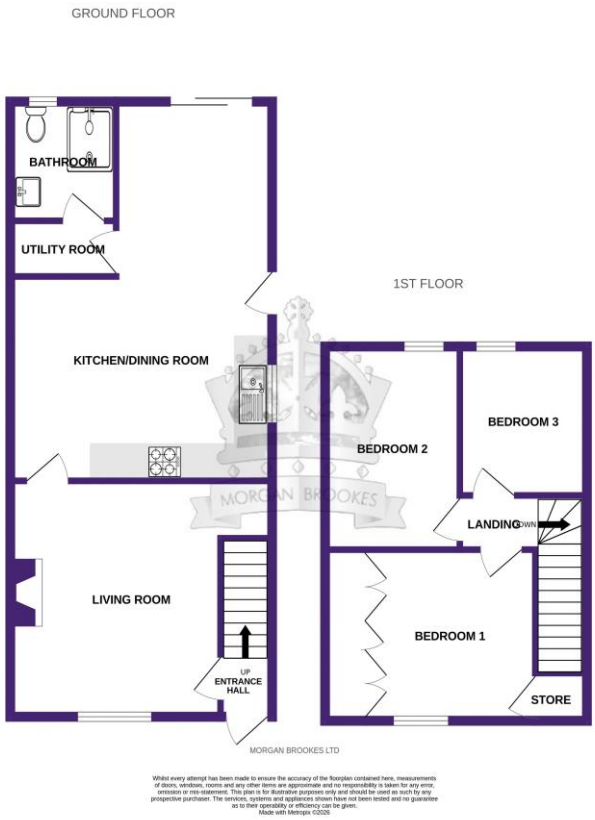
Bedroom 2
12' 0'' x 8' 2'' (3.65m x 2.49m)
Double glazed window to rear aspect, radiator, coving to ceiling, carpet flooring.

Bedroom 3
8' 10'' x 7' 5'' (2.69m x 2.26m)
Double glazed window to rear aspect, radiator, coving to ceiling, carpet flooring.

Rear Garden
South facing & measuring approximately 90ft, paved seating area to the immediate rear of the property, the remainder being laid to lawn with various trees & shrubs, 2 x sheds (to remain), side access gate.

Front Of Property
Paved driveway offering ample off street parking & leading to:

Garage
Double doors, power & light connected.



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.