MORGAN BROOKES
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HELPING YOU GROW

Clifton Avenue, Benfleet







Morgan Brookes believe - Being positioned in a popular area of South Benfleet within easy reach of local amenities, good schools & Benfleet Train Station, this 3 bedroom detached bungalow is ideal for families & buyers looking for single level living. The property offers ample off street parking, detached garage and has no onward chain.

Our Sellers love - That the bungalow is flooded with natural light, having a lovely conservatory overlooking the pretty garden offering a private sanctuary for relaxing as well as the warm & friendly neighborhood in a welcoming street.

Key Features

- A Beautiful Three Bedroom Detached Bungalow.
- Well Presented & Maintained Throughout.
- Conservatory.
- Un-overlooked Rear Garden.
- Ample Off Road Parking.
- Detached Garage.
- Desirable South Benfleet Area.
- Harris Academy (Previously The Appleton School) Catchment.
- No Onward Chain.

£425,000

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Entrance
Obscure double glazed panelled door to:

Entrance Hallway
12' 7'' nt 3' 10'' x 12' 5'' nt 3' 2'' (3.83m x 3.78m)
Built in airing cupboard, radiator, coving to ceiling incorporating loft access, carpet flooring, door to:

Living Room
20' 0'' nt 9' 8''x 15' 3'' nt 8' 05'' (6.09m x 4.64m)
Two double glazed windows to front aspect, double glazed window to side aspect, feature fireplace, radiator, coving to ceiling, carpet flooring.

Kitchen
10' 3'' x 10' 3'' (3.12m x 3.12m)
Double glazed window & door to side aspect, fitted with a range of base & wall mounted units, roll edge work surfaces incorporating stainless steel sink & drainer unit, 4 point gas hob with extractor over, built in oven, integrated fridge/freezer & dishwasher, space and plumbing for washing machine, splash back tiling.

Bedroom 1
12' 5'' x 10' 11'' (3.78m x 3.32m)
Double glazed window to rear aspect, radiator, fitted bedroom furniture, coving to ceiling, carpet flooring.

Bedroom 2
12' 4'' x 8' 7'' (3.76m x 2.61m)
Double glazed window to side aspect, double glazed sliding doors to conservatory, radiator, carpet flooring.

Conservatory
9' 5'' x 7' 1'' (2.87m x 2.16m)
Double glazed windows to rear and side aspects, double glazed door to rear garden, radiator, tiled flooring.

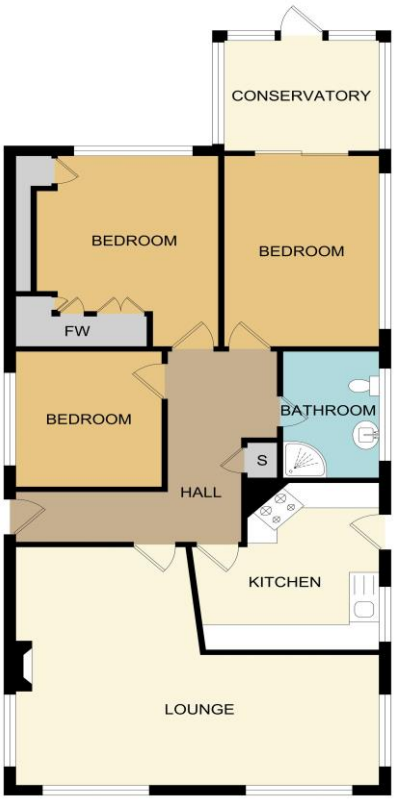
Bedroom 3
8' 11'' x 7' 10'' (2.72m x 2.39m)
Double glazed window to side aspect, radiator, coving to ceiling, carpet flooring.

Shower Room
7' 6'' x 5' 5'' (2.28m x 1.65m)
Obscure double glazed window to side aspect, corner shower cubicle, vanity hand basin, low level WC, stainless steel heated towel rail, complimentary tiling to walls, smooth ceiling, tiled flooring.

Rear Garden
Paved seating area, remainder laid to lawn with various trees & shrubs, side access gate.

Front Of Property
Laid to lawn with various flowers & shrub boarders. Block paved driveway offering ample off street parking & leading to detached garage.

Detached Garage
Double glazed window to side aspect, power & light connected, up & over door to front aspect.



Total Approximate Floor Area
888.34 sq. ft
(82.53 sq. m)

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

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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.