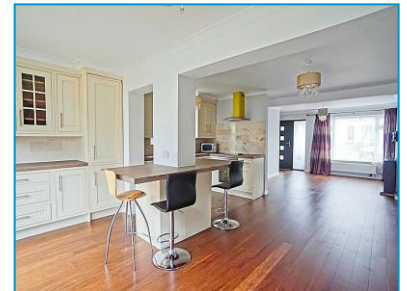




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Roseberry Avenue, Benfleet



Morgan Brookes believe - This spacious home is perfect for families, situated in a popular location within both King John and Appleton School catchments, close to Woodside Playing Fields and with local amenities, shops and transport links easily accessible.

Our Sellers love - How spacious the ground floor accommodation is, the quiet road & being within easy access of recreational area & local amenities.

Key Features

- Semi Detached Family Home.
- 3 Bedrooms.
- Open Plan Living / Kitchen / Dining Room.
- Stunning Shower Room.
- Off Street Parking & Garage.
- Extended To Rear.
- No Onward Chain.
- Call Morgan Brookes Today To Book Your Viewing.

£395,000

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND



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Roseberry Avenue, Benfleet

Entrance

Obscure double glazed paneled door to:

Entrance Porch

Obscure double glazed windows to front and side aspects, door to:

Living Area

15' 3" x 13' 2" (4.64m x 4.01m)

Stairs leading to first floor accommodation, double glazed window to front aspect, radiator, feature fireplace, understairs storage area, coving to smooth ceiling, bamboo flooring, opening to:

Kitchen / Dining Area

18' 8" x 16' 0" (5.69m x 4.87m)

Double glazed window to side aspect, double glazed French doors leading to rear garden, fitted with a range of base and wall mounted units, roll top work surfaces incorporating inset sink and drainer, electric hob with extractor over, fitted electric oven, integrated fridge / freezer and dishwasher, splash back tiling, breakfast bar, coving to smooth ceiling, bamboo flooring.

First Floor Landing

Double glazed windows to side aspect, coving to smooth ceiling incorporating loft access, bamboo flooring, doors to:

Bedroom 1

13' 4" x 9' 10" (4.06m x 2.99m)

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

Bedroom 2

10' 11" x 10' 2" (3.32m x 3.10m)

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

Bedroom 3

8' 4" x 6' 0" (2.54m x 1.83m)

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

Shower Room

9' 2" x 5' 9" (2.79m x 1.75m)

Obscure double glazed window to side aspect, double shower cubicle, vanity hand basin, low level WC, stainless steel heated towel rail, smooth ceiling, complimentary tiling to walls and floor.

Rear Garden

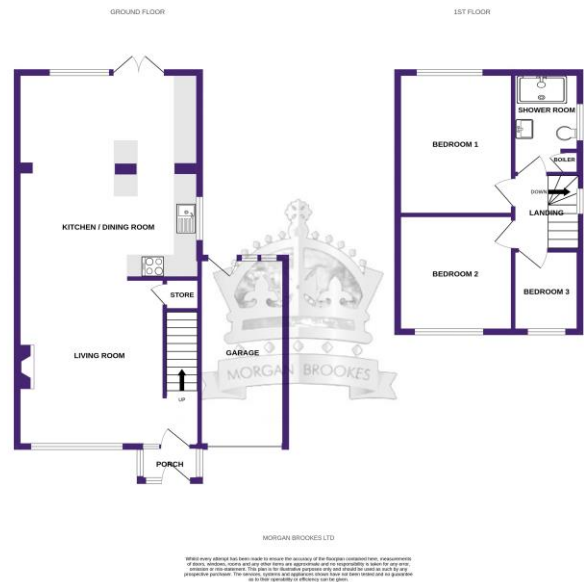
Paved seating area from property, remainder laid to lawn, shed to remain.

Front Of Property

Part block paved driveway offering off street parking for 2 vehicles, access to:

Garage

Up and over door, power and lighting, door leading to rear garden.



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

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

£395,000

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.