MORGAN BROOKES
ESTATE AGENTS
HELPING YOU GROW

Rushbottom Lane, Benfleet







Morgan Brookes believe - Being situated within close proximity to good local schools, shops, recreation grounds & transport links, this 4 bedroom detached property is ideal for growing families looking for a beautifully finished, immaculate home with a complete onward chain.

Our Sellers love - That their home is located in a convenient location close to lots of local amenities & schools. They have lived there for 30 years, it has been a great family home & they have made many wonderful memories however, now it is time for them to downsize.

Key Features

- Immaculately Presented Detached Home.
- Complete Onward Chain.
- Call Morgan Brookes To Arrange Your viewing Today.
- Open Plan Living Space.
- Modern Kitchen & Bathroom.
- Ground Floor Cloakroom.
- Ample Parking & Garage.
- Landscaped Rear Garden.

Guide Price
£475,000 - £500,000

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Entrance
Double glazed panelled door to:

Hallway
15' 10" x 5' 10" (4.82m x 1.78m)
Stairs to first floor, radiator, coving to ceiling, wood effect laminate flooring, doors to:

Ground Floor Cloakroom
5' 10" x 3' 6" (1.78m x 1.07m)
Double glazed window to side aspect, low level WC, pedestal hand basin, splash back tiling, smooth ceiling, wood effect laminate flooring.

Living / Dining Room
31' 10" x 11' 6" (9.70m x 3.50m)
Double glazed bay window to front aspect, double glazed French doors to rear garden, two radiators, coving to ceiling, carpet flooring, door to:

Kitchen
12' 6" x 8' 2" (3.81m x 2.49m)
Double glazed window to rear aspect, double glazed door to rear garden, fitted with a range of base & wall mounted units, Granite worksurfaces incorporating sink unit with integrated drainer, induction hob with extractor over & Granite splash back, built in oven & microwave, integrated dishwasher, fridge/freezer, space & plumbing for further appliances, tiled flooring.

First Floor Landing
14' 10" x 5' 9" (4.52m x 1.75m)
Built in eaves storage cupboard, coving to ceiling, carpet flooring, doors to:

Bedroom 1
12' 2" x 11' 6" (3.71m x 3.50m)
Double glazed window to front aspect, radiator, carpet flooring.

Bedroom 2
12' 2" x 11' 6" (3.71m x 3.50m)
Double glazed window to rear aspect, radiator, polished floorboards.

Bedroom 3
16' 5" x 7' 7" (5.00m x 2.31m)
Double glazed window to rear aspect, radiator, polished floorboards.

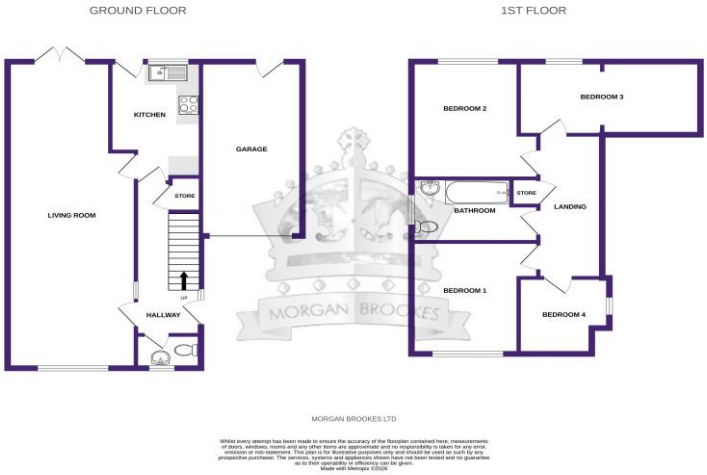
Bedroom 4
8' 2" x 7' 10" (2.49m x 2.39m)
Double glazed window to side aspect, radiator, polished floorboards.

Family Bathroom
Obscure double glazed window to side aspect, low level WC, pedestal hand basin, bath with raised shower & glass shower screen, stainless steel heated towel rail, fully tiled walls, ceiling incorporating downlights, tiled flooring.

Rear Garden
Paved seating area to the immediate rear of the property with pathway leading to the rear of the garden, the remainder being laid to lawn with various trees, shrubs & flowers, shed to remain, timber gazebo to remain, side access gate, double glazed panelled door to:

Garage
18' 1" x 9' 2" (5.51m x 2.79m)
Up & over door, power & light connected, panelled door to rear garden.

Front Of Property
Shingled driveway offering off street parking, various shrubs & flowers, side access gate & access to garage.



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

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.