MORGAN BROOKES
ESTATE AGENTS
HELPING YOU GROW

Alderleys, Benfleet







Morgan Brookes believe - This 2/3 bedroom semi detached home offers spacious & versatile accommodation. Being offered with a 19' conservatory, 20'8 living room, modern fitted kitchen & shower room, ample off street parking & garage. Situated within close proximity of local shops & easy access to the A127 & A13.

Our Sellers love - Their home for its spacious lounge & great hosting area in the Conservatory / Kitchen.

Key Features

- Well Presented Semi Detached Home.
- 2 / 3 Bedrooms.
- Modern Fitted Kitchen & Shower Room.
- 20' Living Room.
- 19' Conservatory.
- Low Maintenance Rear Garden Wi Hot Tub.
- Air Conditioning In Living Room & Bedrooms.
- Off Street Parking & Garage.
- Close To Local Amenities.
- Call Morgan Brookes Today!

£375,000

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Entrance
Double glazed panelled door to:

Hallway
14' 8'' x 2' 11'' (4.47m x 0.89m)
Radiator, ceiling incorporating downlights, tiled flooring, opening to:

Kitchen
17' 3'' x 7' 10'' (5.25m x 2.39m)
Range of fitted base & wall mounted units, square edge work surfaces incorporating sink unit, induction hob, built in Neff oven, fridge/freezer, integrated washing machine, acoustic decorative splash back panelling, smooth ceiling, tiled flooring, opening to:

Conservatory
19' 7'' x 8' 9'' (5.96m x 2.66m)
Double glazed skylight window, double glazed windows to rear & side aspects, double glazed French doors to rear garden, double glazed door to side aspect all with fitted shutter blinds, breakfast bar with motorised extension lead, smooth ceiling, tiled flooring, double glazed door to Office / Bedroom 3.

Shower Room
7' 8'' x 5' 8'' (2.34m x 1.73m)
Obscure double glazed window to rear aspect, stainless steel heated towel rail, shower cubicle with fitted heated seat, vanity unit incorporating WC & hand basin, complimentary tiling to walls, smooth ceiling incorporating downlights, extractor fan, wet room anti slip flooring.

Living Room
20' 8'' x 11' 5'' (6.29m x 3.48m)
Double glazed bay window with further double glazed window to front aspect, stairs to first floor, under stairs storage area, two radiators, brick built fireplace, coving to smooth ceiling, air conditioning unit, tiled flooring, opening to:

Office / Bedroom 3
11' 0'' x 6' 9'' (3.35m x 2.06m)
Coving to smooth ceiling, carpet flooring.

First Floor Landing
9' 3'' x 2' 11'' (2.82m x 0.89m)
Track lighting, smooth ceiling, carpet flooring, doors to:

Cloakroom
6' 4'' x 3' 2'' (1.93m x 0.96m)
Low level WC, vanity hand basin, stainless steel heated towel rail, eaves storage cupboard, wood effect laminate flooring.

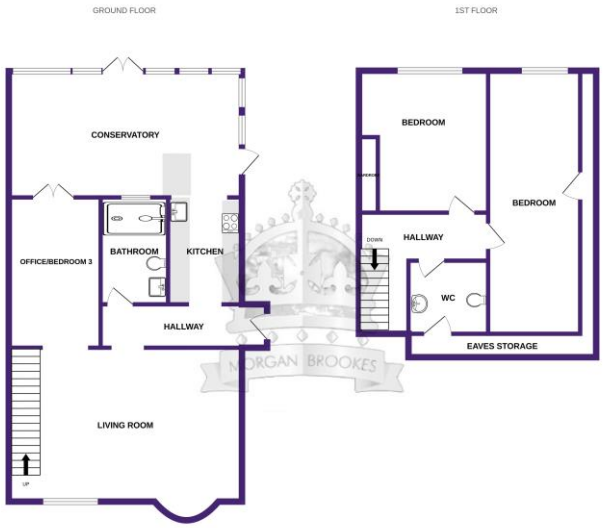
Bedroom 1
16' 5'' x 8' 5'' (5.00m x 2.56m)
Double glazed window to front aspect with electric blinds, radiator, built in storage cupboard, wardrobes to remain, smooth ceiling, ceiling fan, air conditioning unit, carpet flooring.

Bedroom 2
9' 10'' x 7' 6'' (2.99m x 2.28m)
Double glazed window to rear aspect with electric blinds, radiator, built in wardrobes, smooth ceiling, air conditioning unit, carpet flooring.

Rear Garden
Paved seating area directly from property with hot tub to remain, the remainder laid with Astro turf, side access gate.

Garage
Double glazed window to side aspect, double glazed panelled door to rear garden, electric roller door, power & light connected.

Front Of Property
Block paved driveway offering off street parking.



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£375,000

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.