



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Cumberland Avenue, South Benfleet



Morgan Brookes believe - This delightful home perfectly combines practicality with comfort & benefits from 3 spacious bedrooms, modern fitted kitchen & bathroom, modern fitted en-suite to master bedroom & good size conservatory, an ideal choice for families, downsizers, or anyone seeking single-level living in a popular and well-connected location.

Our Sellers love - Enjoying the peace & quite in the low maintenance rear garden, the spacious rooms the bungalow has to offer and being in easy reach of local amenities, bus routes & Benfleet C2C Train Station.

Key Features

- Spacious Detached Bungalow.
- South Facing Garden.
- No Onward Chain.
- Conservatory.
- Modern Fitted Kitchen.
- En-Suite To Master.
- Sought After Location.
- Close To Local Amenities & Schools.
- Easy Access To Train Station.
- Call Morgan Brookes Today!

**Offers in the Region Of
£500,000**

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morganbrookes.co.uk

Cumberland Avenue, South Benfleet

Entrance

Double glazed paneled door to:

Hallway

27' 0" x 8' 6" nt 3' (8.22m x 2.59m nt 0.91m)

Built in storage cupboard, coving to ceiling incorporating loft access, doors to:

Living Room

13' 11" x 12' 0" (4.24m x 3.65m)

Double glazed folding doors to conservatory, feature fireplace, radiator, coving to smooth ceiling incorporating down lights, carpet flooring.

Conservatory

12' 1" x 10' 4" (3.68m x 3.15m)

Double glazed windows to 2 side aspects, double glazed French doors to rear garden, ceiling fan, carpet & underfloor heating.

Kitchen

11' 11" x 8' 9" (3.63m x 2.66m)

Double glazed window and paneled door to side aspect, fitted range of base & wall mounted units, roll top work surfaces incorporating sink & drainer unit, four point gas hob with extractor over & stainless steel splash back, integrated oven, fridge/freezer, dishwasher & washing machine, smooth ceiling incorporating downlights, tiled flooring.

Bedroom 1

12' 9" x 8' 7" (3.88m x 2.61m)

Double glazed window to rear aspect, fitted bedroom furniture, radiator, coving to ceiling incorporating ceiling fan, carpet flooring, door to:

En-Suite

9' 11" x 2' 10" (3.02m x 0.86m)

Obscure double glazed window to side aspect, low level WC, vanity hand basin, shower cubicle, tiled walls & flooring.

Bedroom 2

14' 11" x 8' 10" (4.54m x 2.69m)

Double glazed bay window to front aspect, fitted bedroom furniture, radiator, coving to ceiling, wood effect laminate flooring.

Bedroom 3 / Dining Room / Office

10' 3" x 8' 4" (3.12m x 2.54m)

Double glazed window to front aspect, radiator, coving to ceiling, carpet flooring, door to garage.

Bathroom

8' 10" nt 5' 10" x 7' 7" (2.69m nt 1.77m x 2.31m)

Obscure double glazed window to side aspect, radiator, low level WC, vanity hand basin, paneled bath, shower cubicle, smooth ceiling incorporating downlights, tiled walls & flooring.

Rear Garden

Paved seating area, glass & stainless steel surround, steps down to artificial lawn area, raised flower bed to rear, side access gate leading to the front of the property, double glazed paneled door to:

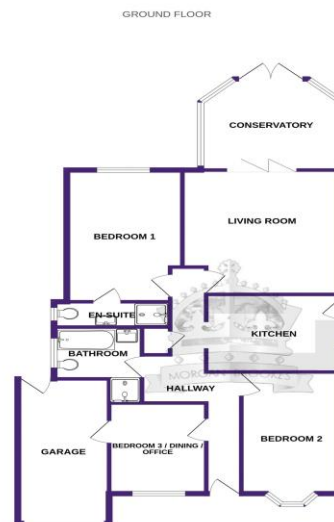
Garage

16' 4" x 7' 10" (4.97m x 2.39m)

Up & over door, power & light connected.

Front Of Property

Block paved off street parking, artificial lawn area.



MORGAN BROOKES LTD

We have every attempt to have been made to provide the accuracy of the description contained here, measurements of the property, photographs, views and other details and we are not responsible for errors or omissions. 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.

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

01268 755626

morganbrookes.co.uk

Offers in the Region
Of £500,000

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.