



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Fleet Road, South Benfleet



**Morgan Brookes believe** - This attractive two bedroom bungalow ideally located within easy access to Benfleet Train Station, local amenities & recreational spaces. The property benefits from 2 reception rooms, low maintenance rear garden & off street parking.

**Our Sellers love** - That sunshine fills the patio area so that's been perfect for eating outside, rooms are all bathed in natural light which makes the house feel calm and bright, the garden has 2 aspects and is nice and private, the neighbours are lovely! & the house is close enough to walk to shops but far enough away to not be bothered by noise which is perfect.

### Key Features

- Guide Price £325,000-£350,000.
- Semi Detached Bungalow.
- Two Double Bedrooms.
- Modern Kitchen & Bathroom.
- Off Street Parking for 2 vehicles.
- Private Low Maintenance Rear Garden.
- Easy Access To Benfleet Station.
- No Onward Chain.

**Guide Price £325,000-  
£350,000**

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# Fleet Road, South Benfleet

## Entrance

Obscure double glazed paneled door to:

## Hallway

13' 5" x 3' 4 (4.09m x 1.02m)

Radiator, smooth ceiling incorporating loft access, wood effect laminate flooring, doors to:

## Living Room

14' 0" nt 11' 10" x 11'10"(4.26m x 3.60m)

Double glazed bay window to front aspect, feature fireplace, coving to smooth ceiling, wood effect laminate flooring.

## Kitchen

9' 6" x 6' 8 (2.89m x 2.03m)

Double glazed window to side aspect, fitted range of base and wall mounted units, roll top work surfaces incorporating stainless steel one and half bowl sink and drainer unit, complimentary splash back tiling, electric hob with extractor over, fitted oven, space and plumbing for appliances, radiator, smooth ceiling incorporating downlights, wood effect laminate flooring, opening to:

## Breakfast Room

7' 4" x 6' 11 (2.23m x 2.11m)

Double glazed window to aspect, double glazed paneled door leading to rear garden, radiator, smooth ceiling, wood effect laminate flooring.

## Master Bedroom

12' 1" nt 9' 11" x 10' x 3" (3.68m x 3.02m)

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

## Second Bedroom

9' 11" x 9' 7 (3.02m x 2.92m)

Double glazed window to rear aspect, radiator, wood effect laminate flooring, coving to smooth ceiling.

## Bathroom

7' 11" x 4' 11 (2.41m x 1.50m)

Obscure double glazed window to rear aspect, paneled bath with raised shower system over, pedestal wash hand basin, low level WC, radiator, smooth ceiling, complementary tiled walls, grey stoneware tiled flooring.

## Rear Garden

40' 0" x 0' 0 (12.18m x 0.00m)

Artificial grass entertainment area to the immediate rear of the property, leading to lawn area with shed to remain at rear, side access gate. There is

potential for rear access via Brook Road with potential garage option (STTPP).

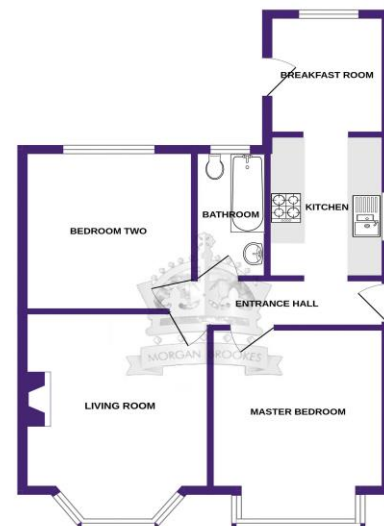
## Front Of Property

Block paved driveway providing off street parking for two vehicles.

## Agents Note

Morgan Brookes also provide professional lettings and property management services for landlords across C South Essex and the surrounding areas. If you are considering renting your property, purchasing a buy-to-let investment or would like a review of your current management arrangements, please contact our Lettings Team using the details shown above.

GROUND FLOOR



MORGAN BROOKES LTD

While every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for information purposes only and should not be used as such for any professional purposes. The services of a professional surveyor should be considered and no guarantee as to their quality or efficiency can be given. Plans will measure 0.00m

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

**Sales | Lettings | Property Management**  
**01268 755626 [morganbrookes.co.uk](http://morganbrookes.co.uk)**

**Guide Price £325,000-  
£350,000**

### 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.