



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Tamarisk, Benfleet



Morgan Brookes believe - This lovely four bedroom detached family home, offers spacious and adaptable accommodation set over three floors. Perfectly located in a popular location, within the catchment for Kents Hill Infant & Junior Schools and The Appleton Secondary School.

Our Sellers love - That the property is a spacious, modern and versatile family home. A great space for family life and entertaining guests too. Prime location for good local schools, with the rail station, bus stops and park areas in really easy reach.

Key Features

- Extended Four Bedroom Detached Family Home.
- Two / Three Reception Rooms.
- Modern Fitted Kitchen.
- Ground Floor Cloakroom.
- Master Bedroom With En-Suite.
- Low Maintenance Rear Garden.

**Guide Price £625,000-
£650,000**

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Entrance

Double glazed panelled door to:

Hallway

Radiator, stairs to first floor, smooth ceiling, doors to:

Games Room (Garage Conversion)

16' 2" x 7' 5" (4.92m x 2.26m)

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

Ground Floor Cloakroom

Concealed cistern WC, vanity hand basin, complimentary tiling to walls, smooth ceiling, wood effect flooring.

Living Room

17' 9" x 10' 5" (5.41m x 3.17m)

Double glazed window to front aspect, log burner, coving to smooth ceiling, wood effect flooring, opening to:

Kitchen / Diner

21' 10" x 8' 10" (6.65m x 2.69m)

Feature glass brick window to rear aspect, range with a range of fitted base and wall mounted units, square edge work surfaces incorporating 1 & 1/2 bowl sink & drainer unit, integrated dishwasher & fridge/freezer, electric hob with stainless steel extractor above, space and plumbing for appliances, splash back tiling, coving to smooth ceiling, wood effect flooring, opening to:

Reception

20' 1" x 10' 5" (6.12m x 3.17m)

Double glazed bi folding doors to rear aspect, two radiators, smooth vaulted ceiling incorporating 3 x double glazed Velux windows & down lights, wood effect flooring.

First Floor Landing

20' 2" x 11' 3" (6.14m x 3.43m)

Double glazed window to front aspect, stairs to second floor with understairs storage, 2 built in storage cupboards, smooth ceiling, doors to:



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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.

Bedroom 2**15' 6" x 12' 8" (4.72m x 3.86m)**

3 double glazed windows to front aspect, 2 radiators, fitted wardrobe, smooth ceiling, wood effect flooring.

Bedroom 3**10' 6" x 9' 1" (3.20m x 2.77m)**

Double glazed window to rear aspect, radiator, fitted wardrobe, smooth ceiling, carpet flooring.

Bedroom 4**9' 0" x 8' 6" (2.74m x 2.59m)**

Double glazed window to rear aspect, radiator, fitted wardrobe, smooth ceiling, carpet flooring.

Bathroom**7' 7" x 5' 0" (2.31m x 1.52m)**

Obscure double glazed window to side aspect, panelled bath with electric shower unit, low level WC, pedestal hand basin, complimentary tiling to walls, smooth ceiling incorporating down lights.

Second Floor Landing

Double glazed velux window to front aspect, smooth ceiling, door to:

Master Bedroom**18' 5" x 12' 11" (5.61m x 3.93m)**

2 double glazed Velux windows to rear aspect, radiator, 2 eaves storage cupboards, smooth ceiling incorporating down lights, wood effect flooring, opening to:

En-Suite**8' 5" x 5' 0" (2.56m x 1.52m)**

Double glazed Velux window to rear aspect, double shower cubicle, vanity hand basin, concealed cistern WC, complimentary tiling to walls, smooth ceiling, tiled flooring.

Rear Garden

Laid with artificial grass, gated side access, leading to:

Cabin**17' 11" x 10' 0" (5.46m x 3.05m)**

Double glazed french doors, 2 double glazed windows to front aspect and 1 to side aspect, electric heater, built in bar area, wood cladding to surround & flooring, power & light connected.

Front Of Property

Block paved off street parking for up to 4 vehicles.



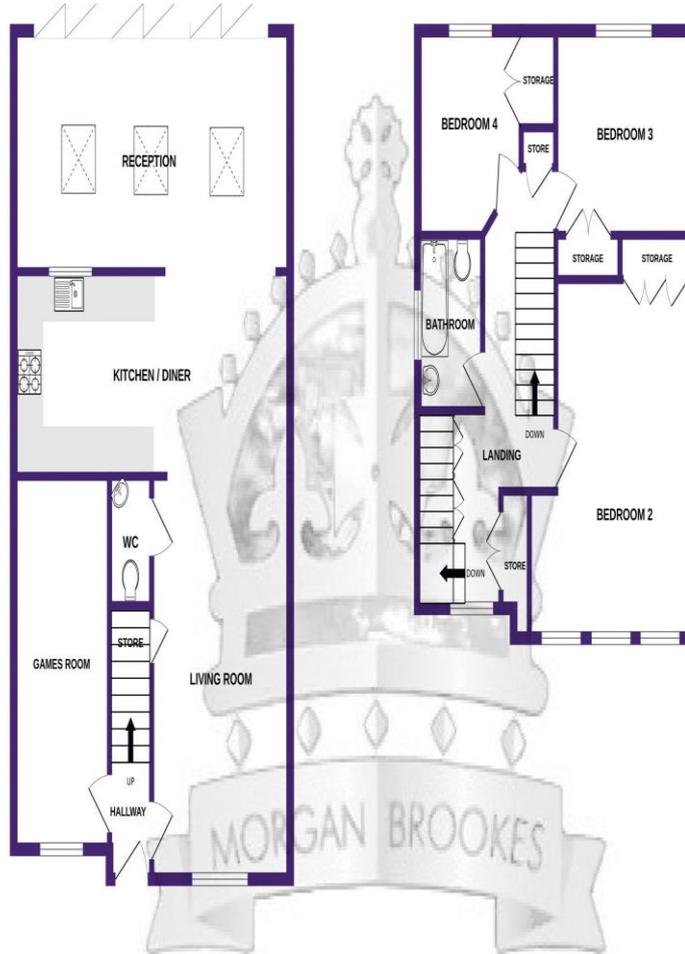
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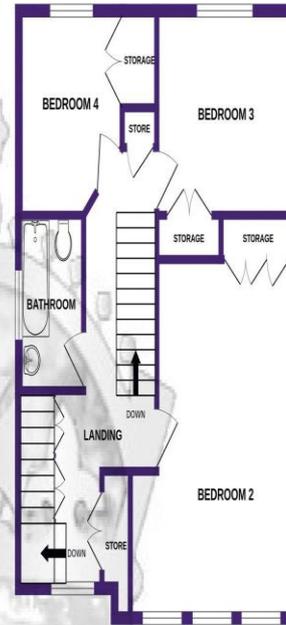
GARDEN CABIN
179 sq.ft. (16.6 sq.m.) approx.



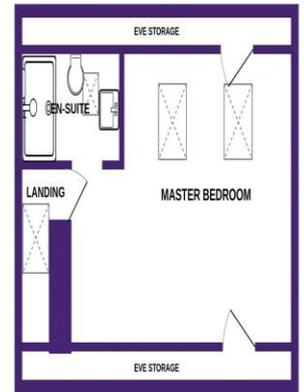
GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



2ND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1841 sq.ft. (171.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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