MORGAN BROOKES
ESTATE AGENTS
HELPING YOU GROW

Stansfield Road, Benfleet

Morgan Brookes believe - Situated in a popular location of Benfleet is this deceptively spacious 3 bedroom semi detached family home, offering 2 reception rooms, modern fitted kitchen & bathroom and good size South facing rear garden. The property is located within easy reach of local schools, shops & bus routes.

Our Sellers love - How quiet the area is, how lovely the neighbours are & how close the local shops, schools & bus route is. There is a huge park with 2 small woods in walking distance.

Key Features

- Spacious Semi Detached Family Home.
- Three Bedrooms.
- Two Reception Rooms.
- Good Size South Facing Rear Garden.
- Easy Reach Of Local Amenities.
- Close Proximity To Good Local Schools.
- Offered With No Onward Chain.
- Call Morgan Brookes Today!

Offers in Excess of £350,000

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Entrance
Double glazed paneled door to:

Hall
5' 7'' x 5' 5'' (1.70m x 1.65m)
Obscure double glazed window to side aspect, built in storage area, stairs to first floor, radiator, doors to:

Living Room
17' 8'' x 10' 11'' (5.38m x 3.32m)
Double glazed sliding patio doors to rear garden, feature fireplace, radiator, smooth ceiling, carpet flooring.

Kitchen
9' 11'' x 8' 10'' (3.02m x 2.69m)
Double glazed windows to front and side aspects, range of fitted base and wall mounted units, roll top work surfaces incorporating 4 point gas hob, stainless steel sink and drainer unit, fitted oven, integrated dishwasher and fridge freezer, space and plumbing for appliances, complimentary tiling to walls, smooth ceiling, tiled flooring.

Dining Room
15' 6'' x 7' 10'' (4.72m x 2.39m)
Double glazed window to front aspect, radiator, carpet flooring.

First Floor Landing
9' 5'' x 6' 1'' (2.87m x 1.85m)
Ceiling incorporating loft access, doors to:

Bedroom 1
17' 8'' x 11' 0'' (5.38m x 3.35m)
Double glazed window to rear aspect, radiator, fitted wardrobes, built in storage cupboard, smooth ceiling, carpet flooring.

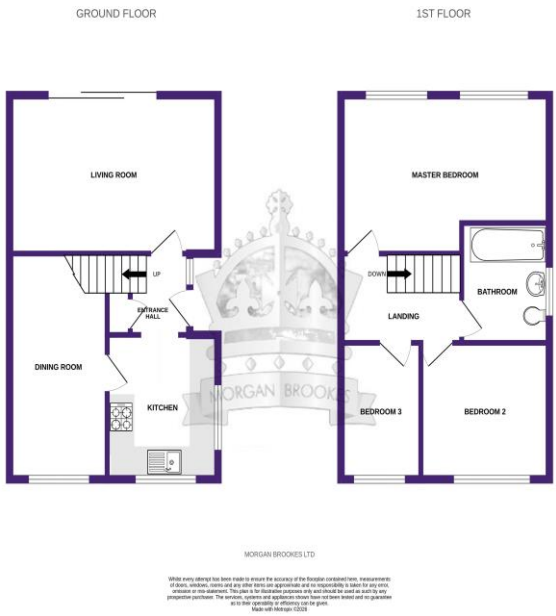
Bedroom 2
10' 10'' x 9' 5'' (3.30m x 2.87m)
Double glazed window to front aspect, radiator, carpet flooring, smooth ceiling.

Bedroom 3
9' 6'' x 6' 5'' (2.89m x 1.95m)
Double glazed window to front aspect, radiator, carpet flooring, smooth ceiling.

Bathroom
8' 3'' x 7' 9'' (2.51m x 2.36m)
Obscure double glazed window to side aspect, paneled bath, pedestal hand basin, low level WC, stainless steel heated towel rail, built in airing cupboard, complimentary tiling to walls, smooth ceiling, tiled flooring.

Rear Garden
Seating area to immediate rear of the property, the remainder being laid to lawn with flower and shrub borders, shed to remain, side access gate.

Front Of Property
Block paved driveway offering off street parking 3 vehicles.



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

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.