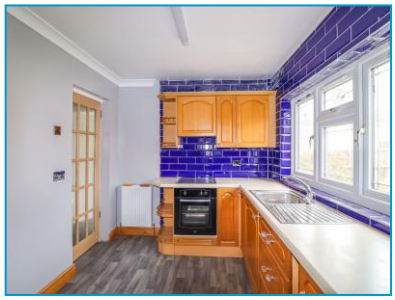
MORGAN BROOKES
ESTATE AGENTS
HELPING YOU GROW

Hillside Road, South Benfleet







Morgan Brookes believe - This stunning, large family home occupies a position convenient for local shops & schools as well as being within walking distance to Benfleet Mainline Station! Offering spacious accommodation throughout comprising of a modern kitchen, living & dining room, three double bedrooms, plenty of storage, a garage & off-street parking. Available November!

Key Features

- Available November.
- Large Detached House.
- Three Double Bedrooms.
- Separate Living Room & Dining Room
- Garage & Off-Street Parking.
- 0.4 Miles To Benfleet Mainline Train Station.
- Household Income: £65,100.00+ Per Annum Required For Affordability

Monthly Rental Of £2,150

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morganbrookes.co.uk

Hillside Road, South Benfleet

Entrance
Double glazed door leading to:

Entrance Hallway
Stairs leading to first floor accommodation, under stairs storage, radiator, carpet flooring, smooth ceilings, doors leading to all rooms.

Living Room
24' 8" x 10' 11" narrowing to 8'7" (7.51m x 3.32m)
Double glazed bay window to front and side aspect, double glazed French doors opening onto garden, radiator, carpet, smooth ceilings.

Dining Room
15' 1" x 10' 11" (4.59m x 3.32m)
Double glazed bay window to front aspect, radiator, carpet flooring, smooth ceilings.

Kitchen
13' 0" x 8' 8" (3.96m x 2.64m)
Double glazed window to rear aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating double stainless-steel sink & drainer, four-point electric hob with extractor over, integrated fitted oven, radiator, wood effect flooring, smooth ceilings. Door to:

Utility Room
5' 6" x 3' 11" (1.68m x 1.19m)
Double glazed window to rear aspect, wood effect flooring.

Ground Floor W/C
3' 10" x 3' 5" (1.17m x 1.04m)
Wall mounted sink, low level w/c, heated towel rail, tiled flooring, tiled walls, smooth ceilings.

First Floor Landing
12' 0" x 9' 2" narrowing to 5' 09" (3.65m x 2.79m)
Doors leading to all rooms, carpet flooring, smooth ceilings.

Master Bedroom
16' 6" x 8' 8" (5.03m x 2.64m)
Two double glazed windows to rear aspect, radiator, wood effect flooring, smooth ceilings.

Second Bedroom
12' 0" x 11' 1" narrowing to 7'09" (3.65m x 3.38m)
Double glazed window to front aspect, radiator, carpet flooring, smooth ceilings.

Third Bedroom
12' 0" x 11' 0" (3.65m x 3.35m)
Double glazed window to front aspect, radiator, carpet flooring, smooth ceilings.

Bathroom
8' 11" x 8' 6" (2.72m x 2.59m)
Double glazed obscure window to rear aspect, panelled bath with electric system shower attachment, vanity unit with inset wash basin, low level W/C, heated towel rail, touch pad mirror for bluetooth and lighting, tiled flooring, tiled walls, smooth ceilings.

Rear Garden
Paved entertaining area, mainly laid to lawn.

Front of Property
Paved driveway leading to garage, brick built fence with path leading to entrance, lawn area.

Additional Information
Deposit £2,480.77
Holding Deposit £496.15
Included bills/services: None
Additional Charges: None
Services Connected: Gas, electricity, Water, Mains Drainage
Heating type: Gas central heating
Broadband Availability: Standard / Superfast / Ultrafast broadband available
Tenancy Type: Assured Periodic Tenancy
EPC Rating: E
Restrictions: No smoking permitted inside the property.

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

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.