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## Sidwell Avenue, South



**Morgan Brookes believe** - Located in a quiet & popular area of South Benfleet is this spacious well presented family home just a short walk from Benfleet Station. The property offers a ground floor cloakroom, modern fitted kitchen, two reception rooms, en-suite to master, ample off street parking & garage.

**Our Sellers love** - The open plan space, it's perfect for larger family gatherings, the natural lighting inside and the peacefulness of the road and garden. They love the garden space and spend lots of time outside in the warmer weather & personally love the location.

### Key Features

- Four Bedroom Detached Home.
- Ground Floor Cloakroom.
- Two Reception Rooms.
- Modern Fitted Kitchen.
- Quiet & Popular Location.
- Close Proximity Of Benfleet Station.
- King John School Catchment Area.

**£645,000**



# Sidwell Avenue, South

## Entrance

Double glazed paneled door to:

## Hallway

**15' 7" x 7' 1" (4.75m x 2.16m)**

Double glazed window to side aspect, stairs to first floor, understairs storage area, radiator, coving to smooth ceiling, tiled flooring, doors to:

## Ground Floor Cloakroom

Obscure double glazed window to side aspect, pedestal hand basin, low level WC, stainless steel heated towel rail, complimentary tiling to walls, coving to smooth ceiling, tiled flooring.

## Living Room

**15' 5" x 14' 2" (4.70m x 4.31m)**

Double glazed bay window to front aspect, double glazed window to side aspect, two radiators, feature fireplace, coving to smooth ceiling incorporating downlights, tiled flooring, square opening to:

## Dining Room

**11' 5" x 9' 6" (3.48m x 2.89m)**

Double glazed French doors to rear garden, radiator, coving to smooth ceiling incorporating downlights, tiled flooring, door to:

## Kitchen

**11' 8" x 9' 2" (3.55m x 2.79m)**

Double glazed window to rear aspect, double glazed paneled door to side aspect, built in storage cupboard, range of fitted base and wall mounted units, roll edge work surfaces incorporating sink and drainer unit with mixer tap, Range cooker with extractor hood over, space and plumbing for appliances, complimentary splash back tiling, smooth ceiling, tiled flooring.

## First Floor Landing

Smooth ceiling incorporating loft access, built in airing cupboard, Karndean flooring, doors to:



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**£645,000**

### 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.

**Master Bedroom****12' 4" x 11' 7" (3.76m x 3.53m)**

Double glazed windows to front and side aspects, radiator, fitted wardrobes, coving to smooth ceiling incorporating downlights, Karndean flooring, door to:

**En-Suite Shower Room**

Obscure double glazed window to side aspect, double shower cubicle with electric shower, pedestal hand basin, complimentary tiling to walls, smooth ceiling incorporating downlights, Karndean flooring.

**Bedroom 2****11' 7" x 10' 10" (3.53m x 3.30m)**

Double glazed window to rear aspect, radiator, fitted wardrobes, coving to smooth ceiling incorporating downlights, Karndean flooring.

**Bedroom 3****9' 8" x 9' 5" (2.94m x 2.87m)**

Double glazed window to front aspect, radiator, coving to smooth ceiling incorporating downlights, Karndean flooring.

**Bedroom 4****9' 8" x 7' 2" (2.94m x 2.18m)**

Double glazed window to rear aspect, radiator, fitted bedroom furniture, coving to smooth ceiling incorporating downlights, Karndean flooring.

**Bathroom****6' 7" x 6' 6" (2.01m x 1.98m)**

Obscure double glazed window to side aspect, paneled bath with raised shower system & shower screen, pedestal hand basin, low level WC, complimentary tiling to walls, smooth ceiling, vinyl flooring.

**Rear Garden**

Fully paved rear garden with various shrubs to borders, Tampere modern masonry BBQ area, steps to raised shrub & tree area. Side access gate to front of the property with a further side access gate leading to the garage.

**Garage****16' 10" x 13' 2" (5.13m x 4.01m)**

Electric roller door, double glazed window and door to side aspect.

**Front Of Property**

Off street parking for up to 5 vehicles.



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