



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Strangman Avenue, Benfleet



Morgan Brookes believes - Ideally situated within easy reach of local shops and excellent transport links, and conveniently close to The King John School and USP College, this beautifully extended four/five-bedroom semi-detached house offers a versatile and spacious family home. This is a superb opportunity to acquire a substantial, move-in-ready home in a highly sought-after and well-connected location.

Our Sellers love - That the property is in a welcoming community, offers a rare sense of tranquility & is located close to beautiful woodland. It's a place where their young family has grown, filled with special memories and everyday moments alike.

Key Features

- Guide Price £500,000-£550,000.
- Extended 4/5 Bedroom Family Home.
- Conservatory.
- Modern Fitted Kitchen/Breakfast Room.
- Two Bathrooms.
- South Facing Rear Garden.

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£550,000**

Strangman Avenue, Benfleet

Entrance

Double glazed paneled door to:

Entrance Hall

Stairs leading to first floor, under stairs storage cupboard, wood effect flooring, coving to smooth ceiling with inset downlights, doors to:

Living Room

22' 5" x 10' 9" (6.83m x 3.27m)

Double glazed French doors leading to Conservatory, radiator, feature fireplace, carpet flooring, coving to smooth ceiling, door to Kitchen/Breakfast Room.

Conservatory

9' 8" x 9' 6" (2.94m x 2.89m)

Double glazed bi folding doors to rear garden, double glazed window to side aspects, tiled flooring.

Kitchen / Breakfast Room

18' 8" x 11' 4" (5.69m x 3.45m)

Double glazed windows to side and rear aspects, double glazed door to rear garden, radiator, fitted range of base & wall mounted units, Granite work surfaces incorporating double bowl sink & drainer unit, Neff 5 point gas hob with extractor above & tiled splash back, integrated dishwasher, double oven, microwave, space and plumbing for washing machine, space for American style fridge/freezer, breakfast bar with Granite work surfaces, wood effect flooring, coving to smooth ceiling.

Reception / Ground Floor Bedroom 4

11' 3" x 11' 0" (3.43m x 3.35m)

Double glazed bay window to front aspect, radiator, carpet flooring, coving to smooth ceiling.

Ground Floor Bedroom 5

10' 8" x 7' 5" (3.25m x 2.26m)

Double glazed window to front aspect, radiator, carpet flooring, coving to smooth ceiling.



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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.

Ground Floor Shower Room

Obscure double glazed window to side aspect, vanity hand basin, low level WC, shower cubicle, complimentary tiling to walls, stainless steel heated towel rail, tile effect flooring, extractor fan, coving to smooth ceiling incorporating downlights.

First Floor Landing

Double glazed Velux window to rear aspect, radiator, eaves storage cupboard, carpet flooring, smooth ceiling, doors to:

Bedroom 1

18' 2" x 13' 3" (5.53m x 4.04m)

Double glazed window to rear aspect, double glazed Velux window to side aspect, radiator, bespoke fitted wardrobes, carpet flooring, smooth ceiling incorporating downlights.

Bedroom 2

11' 9" x 10' 10" (3.58m x 3.30m)

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

Bedroom 3

10' 10" x 8' 3" (3.30m x 2.51m)

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

Bathroom

Double glazed Velux window to side aspect, bath with raised shower system, vanity hand basin, low level WC, stainless steel heated towel rail, complimentary tiling to walls, tile effect flooring, extractor fan, smooth ceiling incorporating downlights.

Rear Garden

Immediate entertaining area from the property, the remainder being laid to lawn, raised decked entertaining area to the rear of the garden, outside tap & power point, access to:

Garage

18' 3" x 8' 7" (5.56m x 2.61m)

Up & over door to front aspect, power & light connected.

Front Of Property

Off street parking for up to 2 vehicles with shared driveway leading to garage.



