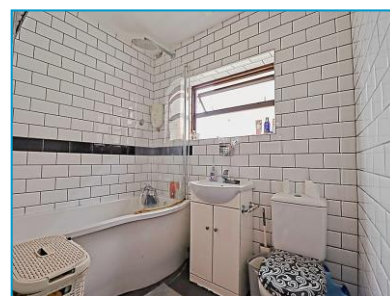
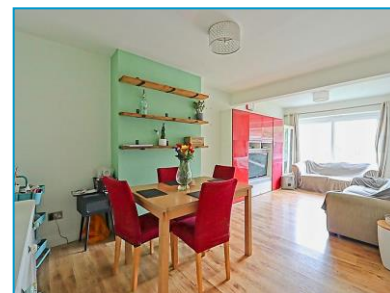




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Roseberry Avenue, Benfleet



Morgan Brookes believe - This larger than average residence offers versatile accommodation for the growing family with plenty of space indoors and out. The property boasts a 20'9 kitchen/breakfast room, 23'3 living / dining room, ground floor bathroom & first floor shower room. The property is also located close to local amenities and bus routes.

Our Sellers love - That their home has been a very good spacious family home with a vast and completely secure garden that is safe for pets and young children, having more than ample space for a growing family and plenty of room for when family members and friends come to visit with a lot of space to park vehicles off road and being in close proximity to shops, schools, transport links and roads out of town it is well placed and a good area to live.

Key Features

- Five Bedroom Semi Detached Chalet.
- Ground Floor Bathroom & First Floor Shower Room.
- 23'3 Living / Dining Room.
- 20'9 Kitchen / Breakfast Room.
- Good Size Rear Garden.
- Detached Garage.
- No Onward Chain.

**Guide Price £375,000 -
£400,000**

Roseberry Avenue, Benfleet

Entrance

Double glazed panelled door to:

Hallway

Double glazed window to side aspect, stairs to first floor, vinyl flooring, doors to:

Bathroom

7' 6" x 5' 4" (2.28m x 1.62m)

Obscure double glazed window to side aspect, panelled bath with shower screen, vanity hand basin, low level WC, heated towel rail, tiled walls and flooring.

Kitchen / Breakfast Room

20' 9" x 10' 10" (6.32m x 3.30m)

Double glazed windows to side and rear aspect, double glazed door to rear garden with a further double glazed door to side aspect, range of fitted wall and base units, work surfaces incorporating sink unit, space and plumbing for appliances, wall mounted boiler, vinyl flooring, door to:

Living / Dining Room

23' 3" x 10' 9" (7.08m x 3.27m)

Double glazed window to front rear aspect, radiator, wood effect laminate flooring.

Ground Floor Bedroom 1

12' 0" x 10' 9" (3.65m x 3.27m)

Double glazed window to front aspect, built in storage cupboard, radiator, wood effect laminate flooring.

Ground Floor Bedroom 2

11' 11" x 10' 9" (3.63m x 3.27m)

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

First Floor Landing

15' 4" x 5' 4" (4.67m x 1.62m)

Double glazed window to front aspect, built in storage cupboards, doors to:

Bedroom 3

11' 1" x 8' 11" (3.38m x 2.72m)

Double glazed window to front aspect, radiator, built in storage cupboard, wood effect laminate flooring.

Bedroom 4

11' 0" x 8' 11" (3.35m x 2.72m)

Double glazed window to rear aspect, radiator, wood effect laminate flooring.

Bedroom 5

9' 4" x 7' 0" (2.84m x 2.13m)

Double glazed sky light window, built in storage cupboard, wood effect laminate flooring.

Bathroom

6' 2" x 5' 11" (1.88m x 1.80m)

Double glazed sky light window, low level WC, pedestal hand basin, shower cubicle with fitted shower, heated towel rail, down lights to ceiling, tiled wall and flooring.

Rear Garden

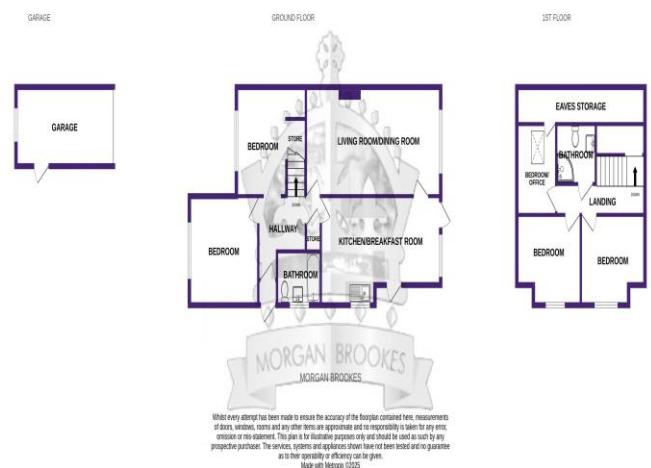
Paved seating area from property, astro turf area, remainder being laid to lawn with trees and shrubs, side access to front of the property.

Front Of Property

Shingled driveway offering off street parking for up to 3 vehicles.

Garage

Power and light connected.



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

01268 755626

morganbrookes.co.uk

Guide Price £375,000
-£400,000

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.

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.