



Rose Street, Benfleet



Morgan Brookes believe - This beautifully presented three bedroom home located on the popular Ashcroft Place development offers modern and spacious living with open plan lounge through to conservatory, ground floor cloakroom, modern fitted kitchen, good size rear garden and off street parking. The property is located close to local amenities, transport links, USP College, King John School and Westwood Academy.

Our Sellers love - The wonderful community spirit in Ashford Place. The conservatory has made the lounge into bright and open space and in the summer months the Bi fold doors bring the outside in. The TV wall is also a great feature. The convenient location being close to local schools and shops.

Key Features

- Guide Price £400,000 - £425,000.
- Three Bedroom Detached House.
- Ground Floor Cloakroom.
- Conservatory.
- Sought After Ashcroft Development.
- Westwood Academy & King John School Catchments.
- New Bathroom To Be Fitted Before Completion.
- Call Morgan Brookes Today!

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£425,000**

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Entrance

Double glazed panelled door to:

Hallway

Radiator, stairs to first floor, smooth ceiling, wood effect flooring, doors to:

Living Room / Conservatory

22' 5" x 14' 7" (6.83m x 4.44m)

Living Room: Two radiators, fitted media wall with integrated electric fire, two radiators, wood effect flooring, smooth ceiling, opening to: Conservatory: Double glazed windows to side aspects, double glazed bi folding doors leading to rear garden, radiator, wood effect flooring.

Kitchen

12' 9" x 8' 4" (3.88m x 2.54m)

Double glazed bay window to front aspect, radiator, range of wall and base level units with roll edge work surfaces incorporating sink and drainer unit, fitted oven, four ring gas hob with extractor over, integrated fridge/freezer and dishwasher, space and plumbing for appliances, cupboard housing boiler, breakfast bar, smooth ceiling, tiled flooring.

Ground Floor Cloakroom

Radiator, low level WC, pedestal hand basin, splash back tiling, smooth ceiling, wood effect flooring.

First Floor Landing

Smooth ceiling with loft access and loft ladder, carpet flooring, doors to:

Bedroom 1

10' 8" x 9' 6" (3.25m x 2.89m)

Double glazed window to rear aspect, radiator, fitted wardrobes, carpet flooring, door to:

En-Suite

Obscure double glazed window to side aspect, shower cubicle with raised shower system, pedestal hand basin, low level WC, extractor fan, smooth ceiling.

Bedroom 2

10' 10" x 8' 0" (3.30m x 2.44m)

Double glazed window to front aspect, radiator, fitted wardrobes, smooth ceiling, wood effect flooring.

Bedroom 3

7' 6" x 7' 2" (2.28m x 2.18m)

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

Bathroom

Currently being used as a 4th bedroom - The current owners have advised that a brand new three piece bathroom suite will be fitted before completion.

Rear Garden

Decked seating area, the remainder being laid to lawn with flower boarders, further entertaining area to the rear of the garden, side access gate leading to front of the property.

Front Of Property

Mainly laid to Astroturf with flower bed boarder. Pathway leading to front door.

Garage

Up and over door, door to rear garden.

Additional Information

There is an annual service charge for the maintenance of the communal areas of this estate including the park of £240.00.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, the measurements of rooms and other features are approximate only and no guarantee can be given for any inaccuracy, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services and fixtures and fittings shown have not been tested and no guarantee can be given as to their operability or efficiency. Measurements can be given in metric only.

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

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

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