



## Kempton Close, Benfleet



**Morgan Brookes believe** - This superb semi-detached home is positioned within a quiet cul-de-sac in a highly sought-after area of Thundersley. Fitting for a small family, the property comprises of a living room, modern kitchen with integral appliances, two double bedrooms, a family bathroom and a low maintenance rear garden, perfect for entertaining!

**Our Sellers love** - That the property offers easy access to the A127, and is positioned within close proximity to local amenities and transport links.

### Key Features

- Semi-Detached Home.
- Two Double Bedrooms.
- Modern Kitchen with Integral Appliances.
- Low Maintenance Rear Garden.
- Convenient Thundersley Location.
- Within Close Proximity To Local Amenities.
- Easy Transport Links.
- Call Morgan Brookes Today.

**£325,000**

# Kempton Close, Benfleet

## Entrance

Obscure double glazed paneled door leading to:

## Entrance Hall

**8' 5" x 6' 0" (2.56m x 1.83m)**

Stairs leading to first floor accommodation, under stairs storage area, smooth ceiling, wood effect flooring, doors leading to:

## Living Room

**12' 9" x 10' 0" (3.88m x 3.05m)**

Double glazed window to front & side aspects, radiator, log burner, coving to smooth ceiling, wood effect flooring incorporating under floor heating.

## Kitchen

**13' 1" x 11' 2" (3.98m x 3.40m)**

Double glazed window to side & rear aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating sink & drainer, induction hob incorporating extractor fan over, radiator, integrated fridge freezer, integrated dishwasher, integrated oven, integrated microwave, smooth ceiling incorporating inset downlights, tiled flooring incorporating under floor heating, obscure double glazed paneled door leading to:

## First Floor Landing

**8' 1" x 5' 10" (2.46m x 1.78m)**

Smooth ceiling incorporating loft access, insulation, boiler & part boarding, carpet flooring, doors leading to:

## Master Bedroom

**13' 1" x 10' 2" (3.98m x 3.10m)**

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

## Family Bathroom

**8' 4" x 5' 7" (2.54m x 1.70m)**

Obscure double glazed window to side aspect, paneled bath incorporating raised shower system, shower screen, heated towel rail, vanity hand basin, tiled walls, smooth ceiling incorporating inset downlights, tiled flooring.

## Second Bedroom

**13' 1" x 11' 3" (3.98m x 3.43m)**

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

## Rear Garden

Mainly laid to lawn, paved seating area, shed to remain, gated side access.

## Front Of Property

Block Paved Paved driveway providing off-street parking for two vehicles, side access to garden.



## Local Authority Information

Castle Point Borough Council

**Council Tax Band: C**

**01268 755626**

**morganbrookes.co.uk**

**£325,000**

### 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.