



## Kimberley Road, Benfleet



Morgan Brookes believe - This is the perfect family home. If you are looking for a home to call your own, you will love the space & feel this lovely property has to offer. Available now, enjoy a large bright living room / diner that leads out to the peaceful garden. Plenty of off street parking & garage for extra storage options. The perfect house to make special memories as the owners have done. Call Morgan Brookes today to arrange your viewing.

### Key Features

- Available From Beginning April.
- Unique Semi-Detached Home.
- Three Double Bedrooms.
- Large Living Space & Ample Storage.
- Large Rear Garden.
- Ample Off Street Parking & Garage
- Call Morgan Brookes Today.

**Monthly Rental Of  
£1,550**

# Kimberley Road, Benfleet

## Entrance

Double glazed obscure panelled door leading to:

## Hallway

**9' 7" x 9' 3" (2.92m x 2.82m)**

Stairs leading to first floor accommodation, under stairs storage housing boiler, radiator.

## Living Room

**11' 0" x 10' 6" (3.35m x 3.20m)**

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

## Dining Room

**15' 9" x 10' 11" (4.80m x 3.32m)**

Double glazed French doors opening onto garden, feature fireplace, radiator, carpet flooring. Door to:

## Kitchen

**9' 10" x 9' 4" (2.99m x 2.84m)**

Double glazed window to rear aspect, double glazed door leading to garden, fitted with a range of base & wall mounted units, roll top work surfaces incorporating sink & drainer, gas hob with extractor fan over, fitted oven, fridge freezer, radiator, vinyl flooring.

## Ground Floor Bathroom

**6' 5" x 2' 3" (1.95m x 0.69m)**

Double glazed obscure window to side aspect, pedestal hand wash basin, low level W/C, panelled bath, separate shower cubicle, mirror, radiator, pendant light, vinyl flooring.

## First Floor Landing

**7' 9" x 3' 3" (2.36m x 0.99m)**

Double glazed window to side aspect, airing cupboard housing water tank, loft access, carpet, door to all room.

## Master Bedroom

**14' 4" x 10' 11" (4.37m x 3.32m)**

Double glazed windows to front aspect, radiator, wardrobes, carpet flooring.

## Second Bedroom

**14' 11" x 10' 11" (4.54m x 3.32m)**

Double glazed window to rear aspect, radiator, built in wardrobes, carpet flooring.

## Third Bedroom

**10' 10" x 9' 10" (3.30m x 2.99m)**

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

## W/C

**6' 5" x 2' 3" (1.95m x 0.69m)**

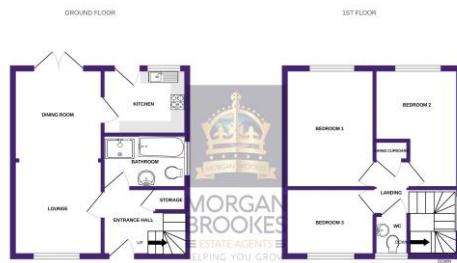
Double glazed obscure window to front aspect, low level W/C, hand basin, tiled walls, pendant light, wood effect flooring.

## Rear Garden

Patio area leading to mainly laid to lawn, shrub & flower beds, access to garage, side access gate.

## Garage

Power & light.



**Local Authority Information**  
Castle Point Borough Council  
Council Tax Band: C

**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

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.