



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Southwold Crescent, Benfleet



Morgan Brookes believe - This versatile 3 bedroom extended home offers spacious accommodation throughout & benefits from having 3 reception rooms, utility room, modern fitted bathroom, good size low maintenance rear garden with brick built garden room & off street parking for up to 4 vehicles.

Our Sellers love - The spacious rooms giving a light and airy atmosphere, large luxurious master bedroom, living room with an extensive view over Benfleet, being in a quiet road with minimal through traffic & having wonderful neighbours.

Key Features

- Extended Semi Detached Chalet.
- Three Bedrooms.
- Three Reception Rooms.
- Modern Fitted Bathroom.
- 23' Master Bedroom.
- Ample Off Street Parking.
- Popular Location.
- Easy Access to A13 / A127.
- Call Morgan Brookes Today!

£450,000

Southwold Crescent, Benfleet

Entrance

Obscure double glazed paneled door to:

Hallway

12' 6" x 2' 11" (3.81m x 0.89m)

Radiator, wood effect laminate flooring, opening to office/study, doors to:

Ground Floor Living Room / Bedroom

14' 1" x 11' 1" (4.29m x 3.38m)

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

Master Bedroom

23' 8" x 9' 9" (7.21m x 2.97m)

Double glazed window to rear aspect, radiator, carpet flooring, coving to ceiling, door to:

Ground Floor Bathroom

14' 6" x 5' 8" (4.42m x 1.73m)

Double glazed Velux window, radiator, paneled bath, shower cubicle, pedestal hand basin, low level WC, complimentary part tiling to walls, vinyl flooring, coving to ceiling.

Dining Room

11' 1" x 11' 0" (3.38m x 3.35m)

Double glazed window to side aspect, radiator, wood effect laminate flooring, coving to ceiling, door to:

Kitchen

15' 6" x 11' 9" nt 5'8" (4.72m x 3.58m nt 1.72m)

Double glazed window to rear aspect, range of fitted base & wall mounted units, roll top work surfaces incorporating white sink & drainer unit, 4 point gas hob with extractor, space & plumbing for appliances, integrated oven, splash back tiling, vinyl flooring, coving to ceiling, door to:

Utility Room

6' 0" x 4' 8" (1.83m x 1.42m)

Double glazed paneled door to rear garden, fitted base & wall mounted units, roll top work surface, space & plumbing for appliances, combi boiler, vinyl flooring.

Office / Study

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

Double glazed window to front aspect, stairs to first floor, under stairs storage area, radiator, wood effect flooring, coving to ceiling.

First Floor Living Room

17' 8" x 16' 4" (5.38m x 4.97m)

Double glazed window to rear aspect, 3 x double glazed Velux windows to front aspect, radiator, eaves storage, carpet flooring, door to:

First Floor Bedroom

10' 2" x 7' 9" (3.10m x 2.36m)

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

Walk In Wardrobe

7' 10" x 5' 9" (2.39m x 1.75m)

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

Rear Garden

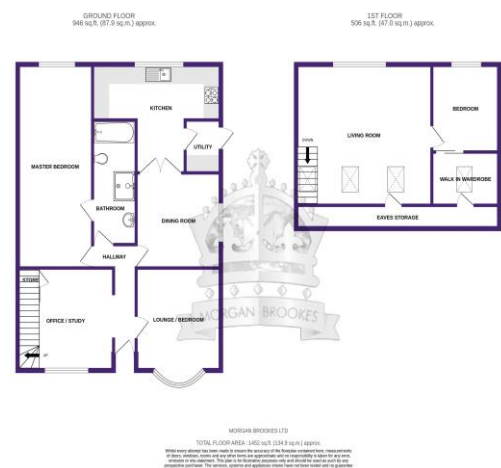
Seating area from property, mainly laid to lawn with various trees & shrubs, large gated side access to front of property.

Garden Room

Brick Built, double glazed windows to side aspect with power & light connected.

Front Of Property

Imprinted block paved effect driveway offering off street parking for up to 4 vehicles, large gated side access to rear garden.



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

01268 755626

morganbrookes.co.uk

£450,000

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.