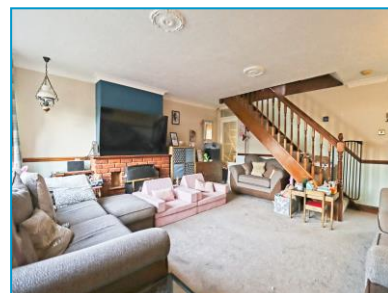




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Moreland Avenue, Benfleet



**Morgan Brookes believe** - This well presented 4 bedroom family home offers generous living space, perfect for family living. The property boasts a large living area, complemented by a modern fitted kitchen / diner as well as a separate dining area. Located in a desirable area, the home is within close proximity to local amenities, schools, and transport links, making it a convenient choice for families. The property also benefits from a detached garage and off street parking.

**Our Sellers love** - The quiet location and being close to local amenities, eateries and transport links.

### Key Features

- Guide Price £440,000 - £450,000
- 4 Bedroom Semi Detached Home.
- Modern Fitted Kitchen/Diner.
- Ground Floor Cloakroom.
- Large Rear Garden.
- Off Street Parking & Detached Garage.
- Close To Local Amenities & Schools.
- Call Morgan Brookes Today!

**Guide Price £440,000 -  
£450,000**

# Moreland Avenue, Benfleet

## Entrance

Double glazed door to:

## Entrance Porch

Doors to living room and ground floor cloakroom.

## Ground Floor Cloakroom

Obscure double glazed window to front aspect, radiator, low level WC, wall mounted hand basin, pendant light, tiled flooring.

## Living Room

16' 7" x 16' 4" (5.05m x 4.97m)

Double glazed window to front aspect, two radiators, brick built feature fireplace with gas fire, wall lights, stairs leading to first floor, carpet flooring, doors to:

## Open Plan Kitchen / Diner

18' 2" x 16' 11" (5.53m x 5.15m)

Double glazed window to rear aspect, smooth ceiling with down lights, range of fitted wall and base level units, square edge work surfaces incorporating stainless steel sink and drainer unit with mixer tap, space and plumbing appliances, extractor hood, wall mounted boiler, square edge breakfast bar, tiled flooring with underfloor heating, obscure double glazed door to side aspect, opening to:

## Further Dining Area

13' 3" x 9' 4" (4.04m x 2.84m)

Double glazed window to side aspect, double glazed sliding patio door to rear aspect, radiator, tiled flooring.

## First Floor Landing

11' 3" x 9' 1" (3.43m x 2.77m)

Coving to smooth ceiling, loft room access, carpet flooring, doors to:

## Family Bathroom

6' 6" x 6' 4" (1.98m x 1.93m)

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

## Bedroom 1

13' 6" x 9' 11" (4.11m x 3.02m)

Double glazed window to front aspect, radiator, built in storage cupboard, carpet flooring.

## Bedroom 2

9' 4" x 8' 7" (2.84m x 2.61m)

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

## Bedroom 3

9' 5" x 8' 0" (2.87m x 2.44m)

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

## Bedroom 4

10' 5" x 6' 8" (3.17m x 2.03m)

Double glazed window to front aspect, radiator, built in storage cupboard, carpet flooring.

## Loft Room

Fully boarded, double glazed Velux window, spotlights, eaves storage, carpet flooring.

## Rear Garden

Block paved patio area, the remainder being laid to lawn, summer house with power connected.

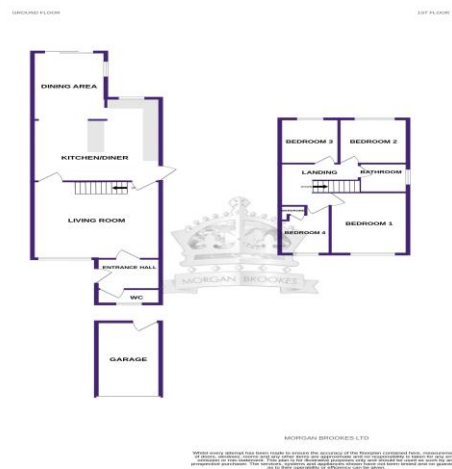
## Detached Garage

16' 4" x 8' 2" (4.97m x 2.49m)

Up and over door, power and light connected.

## Front Of Property

Block paved driveway, off street parking, access to garage.



## Local Authority Information

Castle Point Borough Council

Council Tax Band: D

01268 755626

morganbrookes.co.uk

Guide Price £440,000 -  
£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.