



* £400,000 - £450,000 * NO ONWARDS CHAIN * DRIVEWAY FOR TWO VEHICLES AND A GARAGE * THREE WELL-SIZED BEDROOMS * Located in the desirable area of Moreland Avenue, Benfleet, this charming semi-detached family home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming environment. Upon entering, you are greeted by a large through lounge diner, providing an inviting space for both relaxation and entertaining. The layout is designed to maximise light and space, making it a delightful area for family gatherings or quiet evenings in. The outdoor space is perfect for children to play or for hosting summer barbecues. Additionally, the garden features access to a utility room and a large outbuilding, offering ample storage or potential for a workshop or hobby space. For those with vehicles, the property includes a driveway that accommodates two cars, along with a garage, ensuring convenience and security for your vehicles. Families will appreciate being within the catchment area for Woodham Ley Primary School and The Appleton School, both of which are well-regarded educational institutions. This semi-detached house on Moreland Avenue is not just a home; it is a lifestyle choice, offering a blend of space, functionality, and a prime location. Whether you are a first-time buyer or looking to settle down with your family, this property is certainly worth considering.

- Semi-detached family home
- Three double bedrooms, two with built-in wardrobes
- Three-piece family bathroom
- Spacious rear garden with access to utility room and large outbuilding
- Walking distance to local amenities
- Driveway for two vehicles and a garage
- Large through lounge diner
- Stylish kitchen with ample storage cupboards
- Woodham Ley Primary School and The Appleton School catchment
- No Onwards Chain

Moreland Avenue

Benfleet

£400,000

Price Guide



Moreland Avenue



Frontage

Paved driveway creating parking for 2 vehicles, access to pull-over garage door, side access to rear garden, lawned area to the side, and pathway to composite door.

Entrance Porch

Pendant light, composite entrance door to the front, obscured double-glazed window looking through to the lounge, door to:

Lounge

20'08 x 12'06

Coved ceiling, pendant light, double-glazed window to the front, feature fireplace with a wooden surround and tiled hearth with electric fire, carpeted stairs rising to first floor landing, wood effect laminate flooring, radiator, double door through to:

Dining room

10'23 x 9'05

Coved ceiling with a feature pendant light, space for 6-6-seater dining table, radiator, and wood-effect laminate flooring, archway to:

Kitchen

9'81 x 9'00

Coved ceiling with pendant light, double-glazed window to the rear overlooking the garden. Kitchen comprising of: modern handleless kitchen with wall and base level units, wood effect roll-edge worktop, space for freestanding cooker with 4-ring gas hob, space for a dishwasher, stainless steel sink and drainer with chrome mixer tap, tiled splash backs, tiled flooring, door to larder-style cupboard.

Conservatory

12'83 x 7'81

Double-glazed bi-folding doors from the dining room, cedar wood framed single-glazed conservatory to the rear overlooking the garden, wood effect laminate flooring, door leading out to the garden.

Utility room

8'00 x 6'00

Obscured double-glazed window to the rear, wooden work bench with space under for a washing machine and tumble dryer, space for an American-style fridge freezer, wooden floor boards.

First Floor Landing

Coved ceiling with a pendant light and a smoke alarm, loft access, radiator, carpet, doors to all rooms.

Bedroom One

11'65 x 11'11

Smooth coved ceiling with a pendant light, double-glazed window to the front, fitted wardrobes to the rear, radiator, wood effect laminate flooring.

Bedroom Two

11'72 x 10'84

Coved ceiling with a pendant light, double-glazed window to the rear overlooking the garden, built-in wardrobe area, radiator, wood effect laminate flooring.

Bedroom Three

8'92 x 8'60

Smooth coved ceiling with a pendant light, double-glazed window to the front, radiator, wood effect laminate flooring.

Bathroom

8'93 x 6'20

Smooth ceiling with a pendant light and an extractor fan, obscured double-glazed window to the rear, low-level WC, paneled corner bath with a shower attachment, pedestal wash basin wall-mounted chrome heated towel rail, tiled flooring.

Rear Garden

Commences a paved area with tiled slabs leading to a further patio area with outside seating, gate to a patio area with the remainder laid to lawn, large outbuilding to the very rear, side access back to the front driveway, outside tap, outside lighting.

Garage

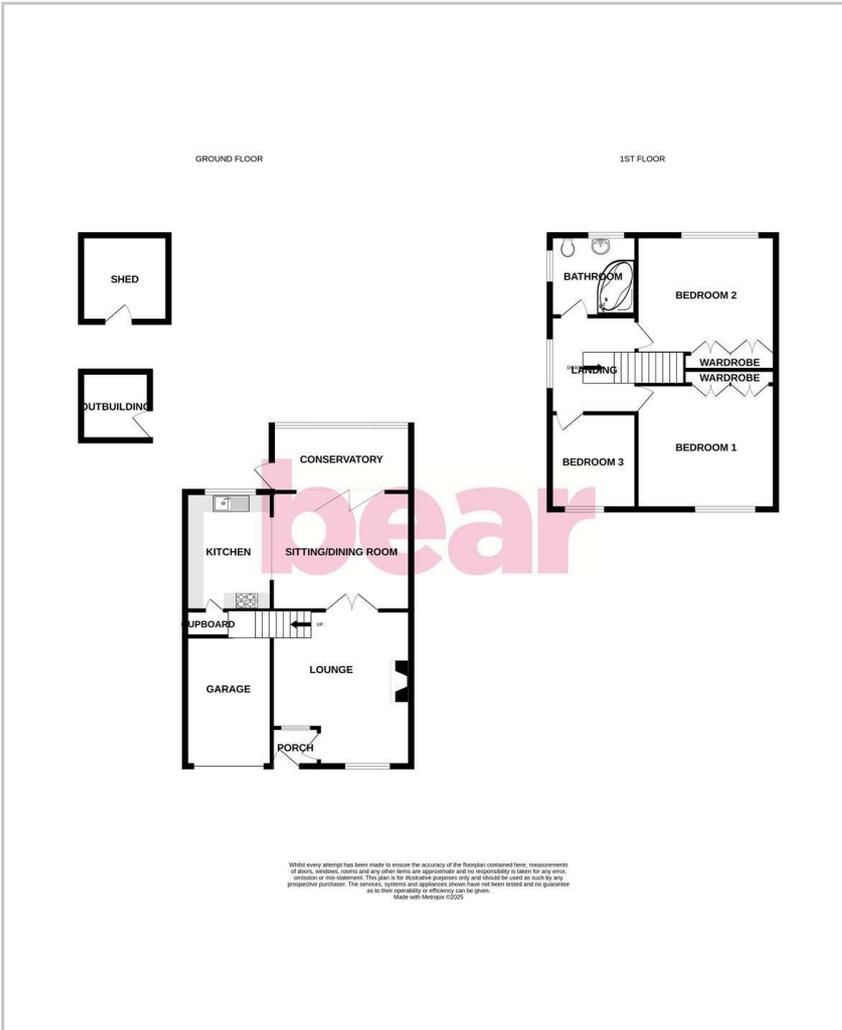
16'93 x 8'00

Agents Notes:

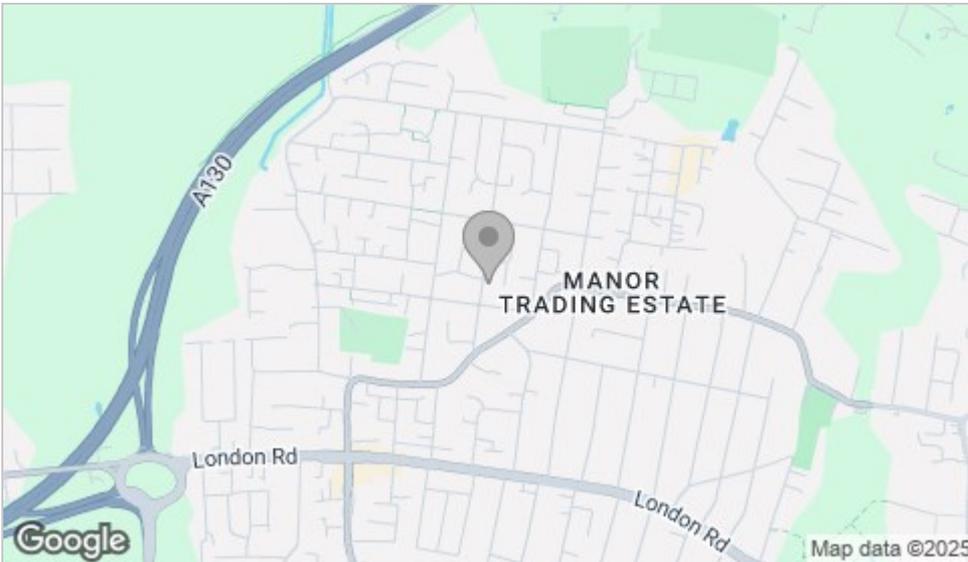
Council tax band: C



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

