

COUNTRYSIDE

ESTATES



18 Moreland Avenue, Benfleet, SS7 4ES

£385,000 Freehold

THIS THREE BEDROOM FAMILY HOME situated in a convenient and desirable Benfleet location, close to Tarpots shopping facilities, local schools and within easy access to the major road networks. Offering a large open lounge, kitchen with spacious dining area, three generous size bedrooms and a three piece bathroom suite. Externally there is a well maintained rear garden with patio area, plus front garden, a driveway and garage.

No Onward Chain!

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Entrance Hall



Upvc obscure glass panelled front door to side aspect, LVT flooring, artex ceiling and radiator.

Lounge 22'4" x 17'4 (6.81m x 5.28m)



Upvc window and door to rear aspect, carpet, artex ceiling, fireplace, radiators and power points.



Kitchen / Diner 17'3" x 10'3" reducing to 6'7" (5.26m x 3.12m reducing to 2.01m)



Upvc windows to front aspect, LVT flooring, artex ceiling, laminate worktops, base and eye level units with integrated appliances comprising of 4 ring gas hob with extractor over, double grill / oven, microwave, one and a half stainless steel sink with drainer, dairy fridge and space for washing machine. Radiator and power points.



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Landing



Carpet, artex ceiling, access to loft.

Bedroom Two 10'4" x 9'3" (3.15m x 2.82m)



Upvc windows to front aspect, carpet, artex ceiling, fitted wardrobes, radiator and power points.

Bedroom One 15'2" x 9'3" (4.62m x 2.82m)



Upvc windows to rear aspect, carpet, artex ceiling, fitted wardrobes, boiler and cylinder, radiator and power points.



Bedroom Three 7'10" x 7'7" (2.39m x 2.31m)



Upvc windows to front aspect, carpet, artex ceiling, fitted wardrobes, radiator and power points.

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Family Bathroom 8'3" x 5'10" (2.51m x 1.78m)



Upvc window to side aspect, vinyl flooring, partly tiled walls, artex ceiling, panelled bath with chrome taps and handheld shower above, hand wash basin with chrome taps, close coupled W/C, radiator.

Rear garden



Shed, fenced boundary, patio area and flower bed down the flank with remainder laid to lawn.



Garage 15'11" x 8'7" (4.85m x 2.62m)

Power and lighting.

Driveway



Off street parking for three vehicles, water tap and lighting.

Council Tax

Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
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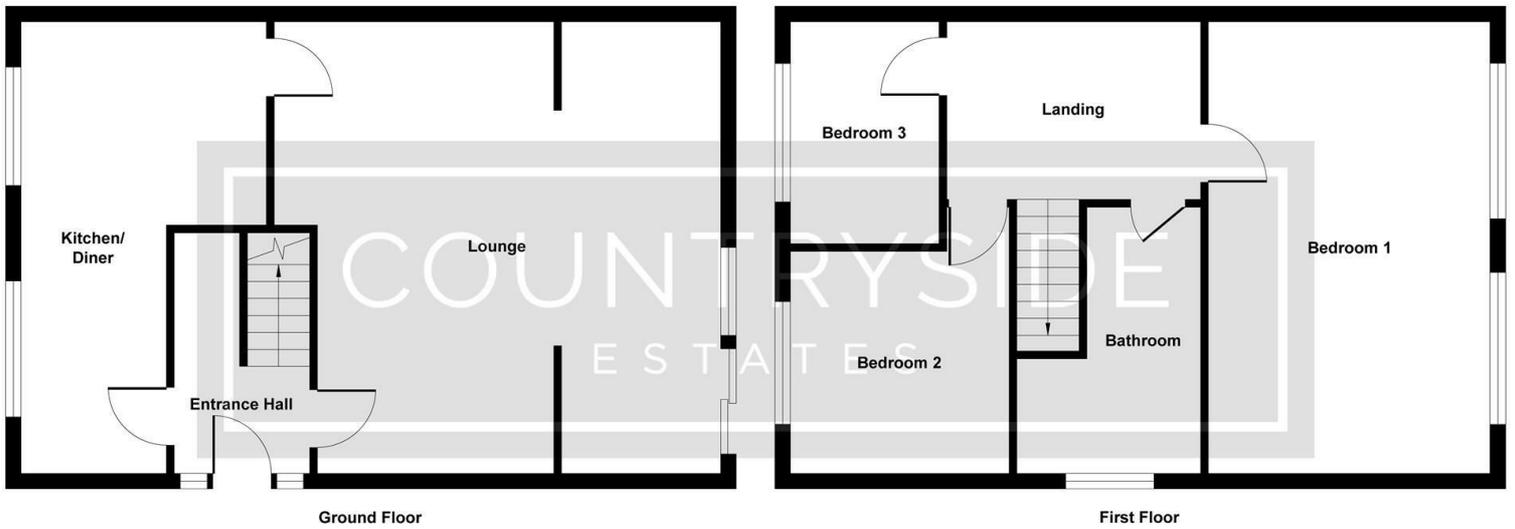


Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

205 High Road, Benfleet, SS7 5HY | 01268 755555 | sales@countrysideestates.co.uk | www.countrysideestates.co.uk



COUNTRYSIDE ESTATES (SALES) LTD | COMPANY No.: 11867260 (England)
 REGISTERED ADDRESS: Matrix House 12-16 Lionel Road, Canvey Island, England, SS8 9DE | VAT No.: 332342143