



## Cameron Close Stanford-le-Hope SS17 8EY

- Gas Central Heating & Underfloor Heating
- Upvc Double Glazed
- Lounge 14' x 11'3
- Modern Fitted Kitchen & Utility Room
- Ground Floor WC
- Four Bedrooms
- En-suite Shower Room
- Modern Family Bathroom/WC
- Garage via Own Drive
- Rear Garden with Insulated Summer House



We are delighted to offer for sale this impressive four bedroom fully detached house which is situated in a quiet cul-de-sac within the sought after "Avenues" location. This amazing property is immaculately presented by the current owners with many quality improvements recently made to include fitted kitchen, fitted utility room, re-fitted bathrooms and ground level underfloor heating and insulated summer house in the rear garden. The Vendors are motivated sellers and an early appointment to view is strongly recommended.

**£490,000 Freehold**  
**"To view the full sales particulars,**  
**please visit our website:**  
**www.connollysestates.co.uk"**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

We are delighted to offer for sale this impressive four bedroom fully detached house which is situated in a quiet cul-de-sac within the sought after "Avenues" location. This amazing property is immaculately presented by the current owners with many quality improvements recently made to include fitted kitchen, fitted utility room, re-fitted bathrooms, ground level underfloor heating and insulated summer house in the rear garden. The Vendors are motivated sellers and an early appointment to view is strongly recommended.

This lovely home offers entrance hall with doors to ground floor wc, with modern white suite, lounge with feature fireplace and ornate fitted fire, dining room with french doors leading to rear garden with door to modern fitted kitchen with white high gloss units and full range of quality integrated appliances to include: oven, microwave/combi oven, induction hob, extractor and dishwasher with kettle tap for instant hot drinks and similarly modern fitted utility room with space for double width fridge/freezer and washing machine to the ground floor. There are Four good size bedrooms with modern fully tiled en-suite shower room to master and modern fully tiled bathroom with built in units to the first floor. The property also offers quality white Upvc double glazed windows and doors with feature composite front door and gas central heating throughout with underfloor heated quality porcelain tiles to the ground floor. Externally the property offers a well maintained rear garden which is neatly lawned with paved patio seating area and modern insulated summerhouse which could be utilised as office, bar or gym. Off road parking is provided to the front with independent drive leading to integral garage with electric roller door.

### **Entrance Hall:**

### **Ground Floor WC:**

### **Lounge:**

14' 0" x 11' 3" (4.27m x 3.43m) :

### **Dining Room:**

8' 4" x 8' 1" (2.54m x 2.46m)

### **Fitted Kitchen:**

12' 2" x 8' 11" (3.71m x 2.72m)

### **Utility Room:**

9' 0" x 6' 5" (2.74m x 1.96m)

### **Master Bedroom with en-suite shower room**

11' 2" x 10' 2" (3.40m x 3.10m)

### **Bedroom Two:**

10' 3" x 9' 3" (3.12m x 2.82m)

### **Bedroom Three:**

13' 8" x 8' 7" (4.17m x 2.62m)

### **Bedroom Four:**

8' 14" x 8' 7" (2.79m x 2.62m)

**Family Bathroom/WC:**

8' 3" x 6' 0" (2.51m x 1.83m)

**Rear Garden:**

Approx 35' in length,

**Integral Garage:**

With electric roller door.

**Council Tax:**

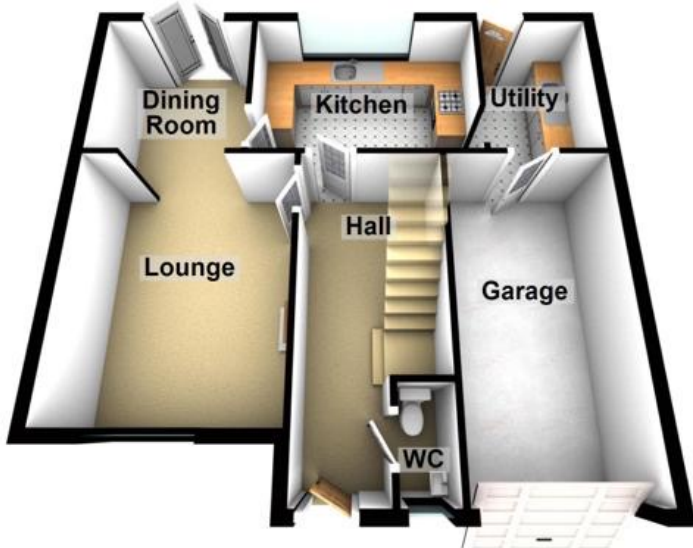
Thurrock Council:

Band F - £2,544.97 (before any discount)



## Ground Floor

Approx. 59.0 sq. metres (635.1 sq. feet)



## First Floor

Approx. 56.2 sq. metres (604.6 sq. feet)



Total area: approx. 115.2 sq. metres (1239.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. While every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, misstatement or use of data shown. B.B.E (UK) LTD  
Plan produced using PlanUp.