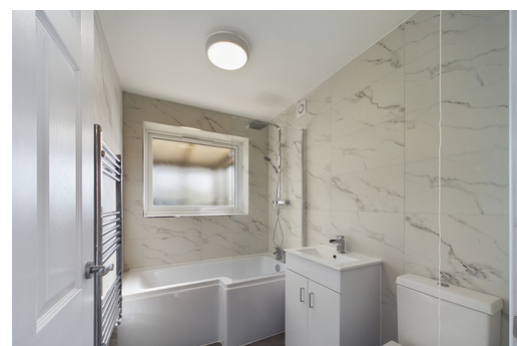




Branksome Avenue Stanford-le-Hope SS17 8BD

- Four Bedrooms (One Ground floor)
- Newly Totally Renovated Renewed Throughout
- New Gas Central Heating
- New Upvc Double Glazed Windows and Doors
- Spacious Lounge 17'10 x 11'5
- New Fitted Kitchen/diner 11'11 x 11'2
- Full Range of Integrated Kitchen Appliances
- Newly Installed Bathroom
- First Floor Wc
- 40' Rear Garden



As Good As New Connollys are delighted to offer to the market this stunning four bedroom semi detached home which has been totally renewed and renovated to offer that "new home" feeling with the brand new fitted kitchen with full range of quality integrated appliances, the brand new bathroom with feature P' shaped bath and dual head shower, the newly installed Upvc double glazed windows, the newly installed central heating system with Worcester combi boiler along with the totally rewired electrics being just some of the renovated features. The property also offers a ground floor bedroom and bathroom for those needing accommodation for an elder member of the family without the worry of stairs. To the outside the property offers a 40' rear garden and off road parking to the front. The property is situated in the sought after "Avenues" location and is offered For sale with no onward chain and an early appointment to view is recommended.

£435,000 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		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	83
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Entrance Hall:

Feature composite double glazed lead lite door with obstructed Upvc double glazed sidelite to: Smooth plastered ceiling. Balustrade carpeted stair case to first floor.

Bathroom/WC:

7' 10" x 5' 5" (2.39m x 1.65m) Upvc double glazed window. Modern white suite. Fully tiled. Radiator. Vinyl flooring.

Kitchen:

11' 9" x 11' 11" (3.58m x 3.63m) Upvc double glazed window to rear. Smooth plastered ceiling. Modern range of light grey fitted base level units to two aspects with marble effect work surfaces over and inset modern white single drainer sink unit with monobloc "shower" taps. Matching range of wall mounted and full height units incorporating extractor hood. Full range of brand new integrated appliances to include ceramic hob, low level oven, fridge, freezer, dishwasher and washing machine. Modern tiling between units. Radiator. Space for table and chairs. Modern newly laid vinyl flooring. Concealed brand new Worcester combi boiler serving gas central heating and domestic hot water systems. Upvc double glazed door to rear conservatory. Vinyl flooring.

Conservatory:

11' 8" x 7' 0" (3.56m x 2.13m). Upvc double glazed windows and doors to rear garden. Wooden effect flooring.

Lounge:

17' 10" x 11' 5" (5.44m x 3.48m). Upvc double glazed window. Smooth plastered ceiling. Fireplace with electric fire. Fitted carpet.

Ground Floor Bedroom:

15' 2" x 7' 4" (4.62m x 2.24m). Upvc double glazed window. Smooth plastered ceiling. Radiator. Vinyl flooring.

Landing:

Access to loft space. Fitted carpet.

W/C:

Upvc double glazed Window to flank. Low level WC. Wash hand basin with mixer tap. Vinyl flooring.

Bedroom One:

12' 6" x 11' 6" (3.81m x 3.51m). Upvc double glazed window to front. Smooth plastered ceiling. Radiator. Fitted carpet.

Bedroom Two:

12' 7" x 9' 6" (3.84m x 2.90m (+Recess)). Upvc double glazed window to rear. Smooth plastered ceiling. Radiator. Fitted carpet.

Bedroom Three:

8' 0" x 8' 5" (2.44m x 2.57m). Upvc double glazed window to rear. Smooth plastered ceiling. Radiator. Fitted carpet.

Rear Garden:

Approx 40'.

Front Garden:

Details Of Renovation:

New Upvc double glazed windows and doors

New central heating system with quality Worcester combi boiler

Newly fitted kitchen with grey cupboards and marble effect work surfaces

Full range of integrated kitchen appliances: - oven, hob, cooker hood, fridge, freezer, dishwasher and washing machine.

Newly installed bathroom with full tiling to walls.

Newly rewired

Newly fully insulated loft space

Newly plastered walls

Newly decorated throughout

Council Tax:

Thurrock Council

Band C £1,542.32 per annum (Before discounts, if applicable)

Disclaimer:

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors.

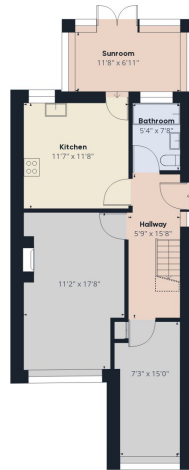
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

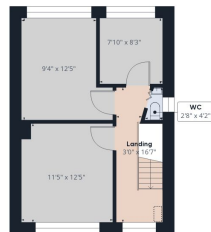
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

STPP equal to subject to planning permission.



Floor 0



Floor 1

Approximate total area⁽¹⁾
1073.81 ft²

Reduced headroom
15.43 ft²

(1) Excluding balconies and terraces

⌚ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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