



Northlands Close Stanford-le-Hope SS17 8DL

- Gas Central Heating with Combi Boiler
- Upvc Double Glazed
- Spacious Lounge
- Modern Fitted Kitchen/Diner
- Range of Integrated Appliances
- Three Bedroom Semi Detached House
- Modern Shower Room/Wc
- Unoverlooked Rear Garden
- Off Road Parking
- Garage



We invite you to explore this well presented three bedroom semi detached house which offers a winning combination of style, comfort and convenience and is situated in a popular "Homesteads " location off of Branksome Avenue. The property is tastefully decorated throughout with smooth plastered ceilings and walls throughout with most windows having modern wooden shutter blinds being one of many improvements made. The property is ideal for first time buyers or family living and is a perfect choice for those seeking a compact yet spaciouly structured accommodation.

£400,000 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		83
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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This wonderfully accommodating home is entered via a feature composite styled door to entrance hall with stairs to first floor and door opening to modern spacious lounge featuring a marble fireplace with ornate electric fire and full width archway leading to impressive re-fitted kitchen /diner with an impressive range of white hi gloss base, wall mounted and full height units with contrasting work surfaces and modern sink unit. The kitchen is additionally equipped with integrated oven, microwave, hob and extractor fan for your culinary adventures with further integrated fridge/freezer and washing machine. There is an additional walk in storage cupboard which can if required be opened up to the entrance hall.

The first floor offers three nicely sized bedrooms with fitted wardrobes to master bedroom, and a modern shower room which boasts a modern double sized walk in shower cubicle with drench and hand held shower heads, floating wash hand basin with drawer under and inset low level wc and a feature panel designed wall radiator.

This home has Upvc double glazing and gas central heating with a modern combi boiler which is located in a purpose built cupboard on the landing.

The rear garden is unoverlooked to rear and is block paved for ease of maintenance with shingle beds and borders. The front garden is paved providing off road parking with driveway leading to garage with power and light connected. The house has been recently improved with the addition of modern panelling to the front aspect and it is without hesitation that we recommend an early viewing for this impressive three bedroom semi detached house.

Entrance Hall:

Lounge:

15' 5" x 10' 3" (4.70m x 3.12m)

Kitchen/Diner:

16' 4" x 9' 3" (4.98m x 2.82m)

Landing:

Bedroom One:

14' 5" x 9' 4" (4.39m x 2.84m)

Bedroom Two:

10' 9" x 9' 3" (3.28m x 2.82m)

Bedroom Three:

Shower Room/Wc

6' 3" x 5' 4" (1.91m x 1.63m)

Rear Garden:

Front Garden:

Garage:

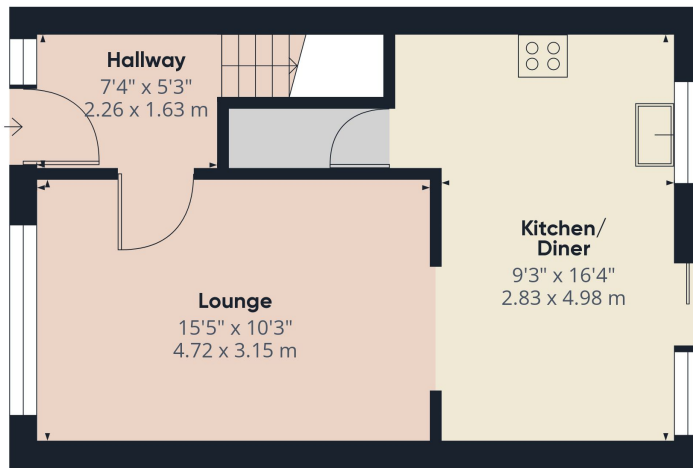
Council Tax:

Thurrock Council

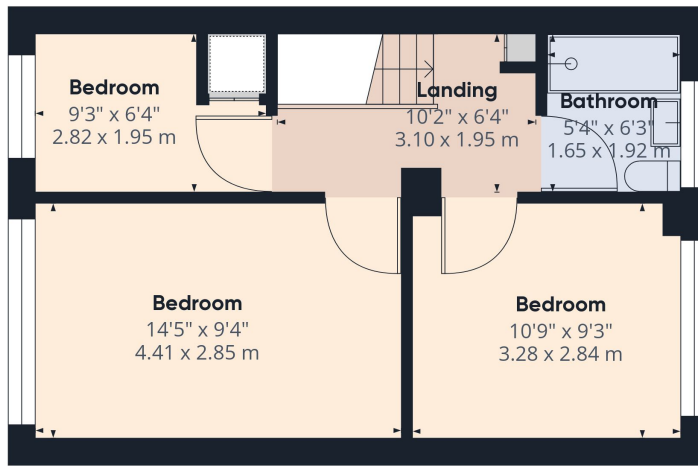
Band C (£1813.92 per annum)

Disclaimer:

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers/tenants arrange for a qualified person to check all appliances/services before legal commitment.



Floor 0



Floor 1

Approximate total area⁽¹⁾

764.56 ft²
71.03 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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