



Silverdale Stanford-le-Hope SS17 8BG

- Upvc Double Glazed
- Gas Central Heating
- Lounge/diner 22'8 x 10'11
- Fitted Kitchen 11'10 x 9'6
- Three Good Size Bedrooms
- Modern Shower Room/Separate wc
- 45' Unoverlooked Rear Garden
- Off Road Parking to Front
- Garage
- Popular "Homesteads" Location



MOTIVATED SELLER - Connollys are pleased to offer to the market this well presented three bedroom end house which backs onto open fields and is situated in a cul-de-sac location within the popular "Homesteads" area off of Branksome Avenue. The property offers gas central heating and Upvc double glazing and the accommodation comprises: entrance hall, spacious lounge/diner with bow window to front and fitted kitchen to the ground floor and landing, three good size bedrooms, modern shower room with separate wc to the first floor. To the exterior there is an artificial lawned 45' rear garden with off road parking to front and driveway to garage.

O.I.E.O £367,500 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		80
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Entrance:

Via Upvc double glazed door with embossed feature to:

Entrance Hall:

Obscured Upvc double glazed window to front. Coving to smooth plastered ceiling. Under stairs cupboard. Radiator. Newly laid laminate wood flooring. Stairs to first floor. Door to lounge and to:

Fitted Kitchen:

11' 10" x 9' 6" (3.61m x 2.90m). Upvc double glazed windows to rear. Coving to smooth plastered ceiling. Fitted range of base and wall mounted cupboards and drawers to three aspects incorporating lead lite display cabinet, contrasting rolled edge work surface areas with inset one and a half bowl single drainer sink unit. Appliance space. Plumbing and space for washing machine and dishwasher. Recess for fridge/freezer. Half tiled walls. Newly laid laminate wood floor. Door to:

Lounge/Diner:

22' 8" x 10' 11" (6.91m x 3.33m). Upvc double glazed bow window to front with deep sill. Upvc double glazed patio doors to rear. Two radiators. Dado rail. Laminate wood flooring.

Landing:

Obscured Upvc double glazed window to flank. Coving to smooth plastered ceiling with access to loft with ladder, loft is boarded and houses boiler serving central heating and domestic hot water systems. Built in cupboard housing lagged copper cylinder. Fitted carpet. Doors to:

Bedroom One:

12' 7" x 9' 4" (3.84m x 2.84m). Upvc double glazed window to front. Coving to smooth plastered ceiling. Range of modern fitted wardrobes to one wall. Radiator. Fitted carpet.

Bedroom Two:

10' 0" x 8' 1" (3.05m x 2.46m). Upvc double glazed window to rear, with views over fields. Coving to textured ceiling. Radiator. Fitted carpet.

Bedroom Three:

8' 2" x 7' 4" (2.49m x 2.24m). Upvc double glazed window to front. Coving to textured ceiling. Over stairs storage cupboard. Radiator. Fitted carpet.

Bathroom:

Obscured Upvc double glazed window to rear. Smooth plastered ceiling with inset spotlights. Suite comprises shower cubicle with mains thermostatic shower and floating drawer unit with moulded wash hand basin. Build in modern cupboard. Fully tiled in modern ceramics. Heated towel rail. Laminate wood flooring.

Separate WC:

Obscured Upvc double glazed window to rear. Coving to smooth plastered ceiling. Low flush WC. Dado rail. Radiator. Laminate wood flooring.

Rear Garden:

Approximately 45' in length, unoverlooked to rear and backing onto open fields. This well maintained garden is commenced by paved patio area with retaining brick wall and steps, with wrought iron gate, to block paved pathway flanked either side by artificial lawn. Second patio area which is block paved at rear of garden. Fenced boundaries. Side gate offering pedestrian access to:

Front Garden:

Block paved, providing off road parking with driveway leading to:

Garage:

With up and over door.

Council Tax:

Thurrock Council

Band C £1,813.92 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.

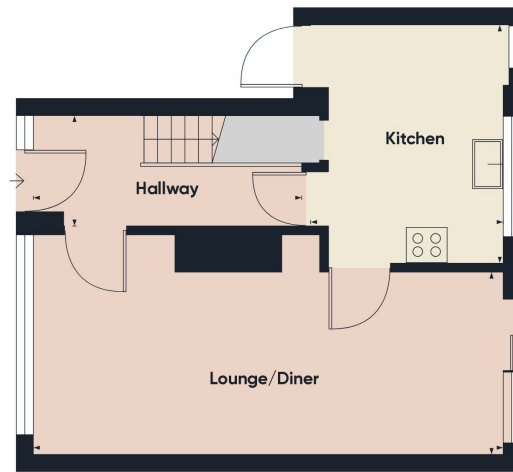
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from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

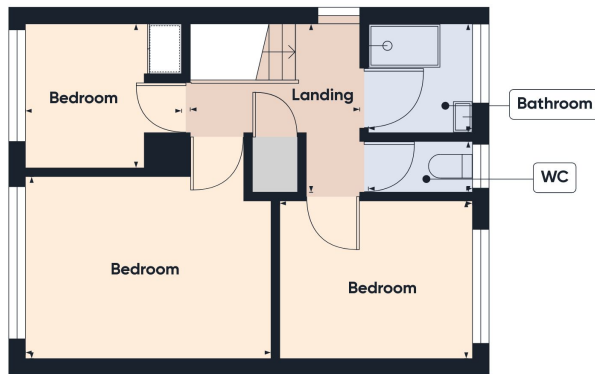
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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

762.33 ft²

70.82 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.

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