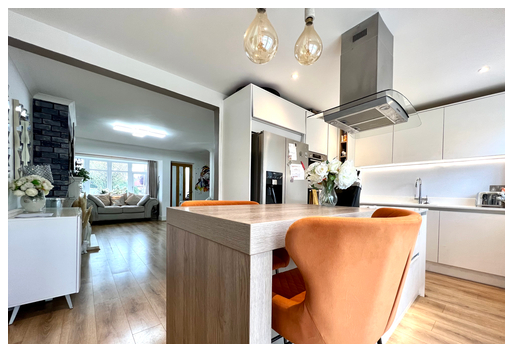




Third Avenue Stanford-le-Hope SS17 8EL

- Three Bedrooms plus Annex Bedroom
- Open Plan Lounge 21'1 x 12'2
- Modern Fitted Kitchen/Breakfast Room 15'2 x 9'3
- Annex area with Bedroom, reception and shower room
- Modern Double Glazing
- Gas Central Heating
- Modern Family Bathroom/WC
- Rear Garden with Artificial Lawn and Patio
- Off Road Parking For Three Vehicles
- Popular Location



We are pleased to offer For Sale this extended and improved four bedroom end house which offers ground floor annex facilities with bedroom, living room and shower room making it ideal for dual generation living accommodation. The property is situated in a popular "Avenues" location within half of a mile of Corringham town centre and its amenities with a number of schools close by. The accommodation on offer is open plan lounge with open aspect to modern fitted kitchen/diner with dining room/reception, bedroom and shower room to the ground floor. The first floor accommodation consists of three bedrooms and modern bathroom/wc. There is an artificial lawned rear garden with new patio area and off road parking is provided to the front. The demand for "granny annex" accommodation is growing all the time and this one offers good size accommodation and is priced within the budget of most extended families and viewing is recommended

£425,000 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		80
(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			

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Entrance:

Via feature composite door to:

Entrance Porch:

Obscured Upvc double glazed window to front. Smooth plastered ceiling with inset spotlights. Radiator. Ceramic tiled floor. Glazed panelled hardwood door to:

Open Plan Lounge:

21' 1" x 12' 2" (6.43m x 3.71m). Upvc double glazed bay window with deep sill to front. Coving to smooth plastered ceiling with inset spotlights. Feature fireplace with inset electric fire. Under stairs storage cupboard. Radiator. Laminate wood flooring. Recessed staircase to first floor. Open aspect to:

Kitchen/Breakfast Room:

15' 2" x 9' 3" (4.62m x 2.82m). Upvc double glazed window and matching Upvc double glazed french doors to rear garden. Smooth plastered ceiling with inset spotlights. Modern fitted kitchen comprises range of white fitted base, wall mounted and full height units with integrated double electric oven, dishwasher and washing machine. Composite solid white work surfaces with inset sink unit and mixer taps.. Separate island unit with unit with drawers and cupboards below and with composite solid white work surfaces over with inset ceramic hob and ceiling chimney extractor over. Breakfast bar area, space for American style fridge/freezer. Modern vertical panel radiator. Laminate wood flooring. Open aspect to:

Dining Room:

15' 3" x 8' 3" (4.65m x 2.51m). Full height Upvc double glazed window to rear. Smooth plastered ceiling with inset spotlights. Radiator. Laminate wood flooring. Door to shower room and door to:

Bedroom Four:

13' 6" x 8' 6" (4.11m x 2.59m). Upvc double glazed bay window with deep sill to front. Smooth plastered ceiling with inset spotlights. Access to loft space. Radiator. Fitted carpet.

Shower Room/WC:

Obscured Upvc double glazed window to rear. Smooth plastered ceiling with inset spotlights. Modern white suite comprises fully tiled shower cubicle with mains shower, glass bowl wash hand basin with feature tiled splash backs and mixer tap. Inset low level WC. Modern panel radiator. Wood effect laminate wood flooring.

Landing:

Coving to smooth plastered ceiling. Access to loft space. Fitted carpet. Hardwood doors to rooms.

Bedroom One:

13' 3" x 9' 2" (4.04m x 2.79m). Upvc double glazed window to rear. Coving to textured ceiling with inset spotlights. Mirror wardrobes to one aspect. Radiator. Fitted carpet.

Bedroom Two:

11' 8" x 8' 6" (3.56m x 2.59m). Upvc double glazed window to front. Coving to textured ceiling. Built in cupboard housing Combi boiler serving central heating and domestic hot water systems. Radiator. Fitted carpet.

Bedroom Three:

8' 2" x 6' 6" (2.49m x 1.98m). Upvc double glazed window to front. Coving to textured ceiling. Radiator. Fitted carpet.

Bathroom/WC:

Obscured Upvc double glazed window to rear. Smooth plastered ceiling with inset spotlights. Modern white suite comprises panelled P'shaped bath with mains shower and shower screen. Wash hand basin set in cupboard below. Inset low level WC. Fully tiled walls in modern ceramics to bath/shower area. Further matching splash back tiling. Feature modern vertical radiator. Wood effect vinyl flooring.

Rear Garden:

Commenced by large paved patio/seating area with step down to artificial lawn with raised stone borders with plants. Fenced boundaries.

Front Garden:

Block paved providing off road parking for three vehicles.

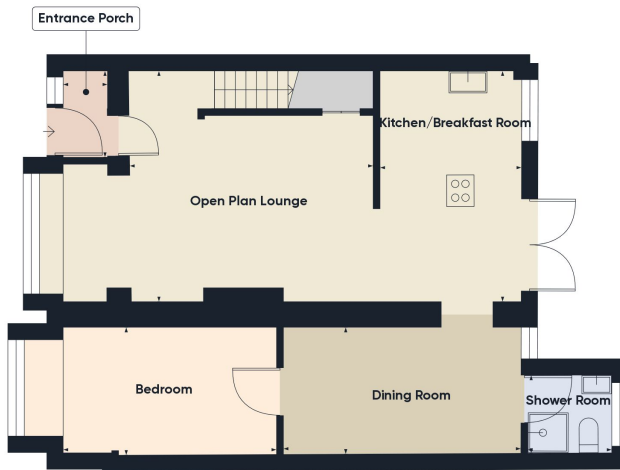
Council Tax:

Thurrock Council

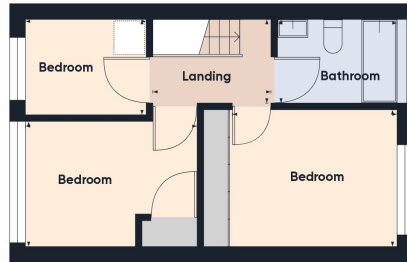
Band C £1,813.92 per annum (Before discounts, if applicable)

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⁾

1022.79 ft²
95.02 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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