



Branksome Avenue Stanford-le-Hope SS17 8DF

- Fitted Kitchen with Appliances
- Lounge with Feature Fireplace
- Spacious Dining Room
- Three Good size Bedrooms
- Modern Bathroom with Separate Shower
- Rear Garden in Excess of 100'
- Independent Drive to Garage
- Off Road Parking
- Separate Sitting Room
- No Onward Chain



This extended and well presented three bedroom semi detached house with an impressive southerly aspect rear garden of over 100' in length is offered with the advantage of no onward chain and is located in the sought after Avenues location. The property offers excellent scope for reconfiguration to offer a large kitchen/diner/ sitting area opening onto the rear garden and we recommend an early appointment to view to avoid disappointment.

£450,000 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		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	60	83

England, Scotland & Wales

EU Directive 2002/91/EC

Lounge:

26' 3" x 11' 3" (8.00m x 3.43m)

Dining Area:

9' 6" x 7' 6" (2.90m x 2.29m)

Fitted Kitchen:

10' 6" x 9' 1" (3.20m x 2.77m)

Ground Floor WC:**Sitting Area:**

10' 5" x 7' 5" (3.17m x 2.26m)

Bedroom One:

14' 11" x 10' 4" (4.55m x 3.15m)

Bedroom Two:

11' 2" x 10' 9" (3.40m x 3.28m)

Bedroom Three:

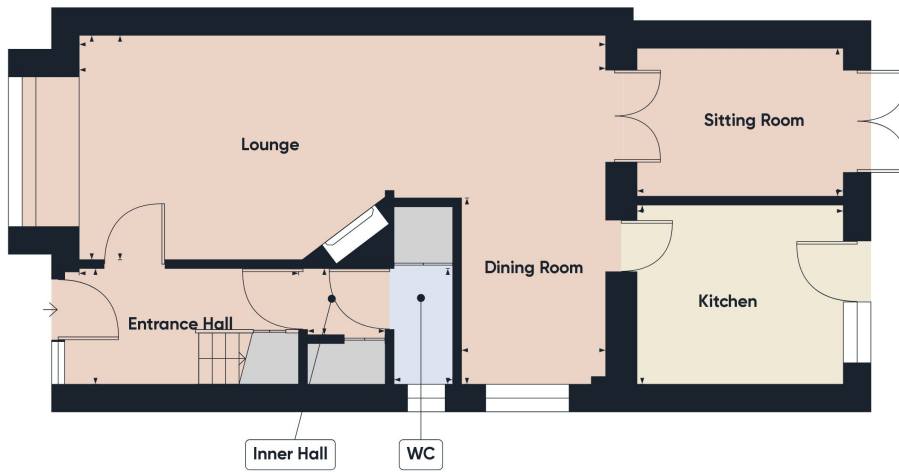
9' 7" x 6' 11" (2.92m x 2.11m)

Family Bathroom:**Council Tax:**

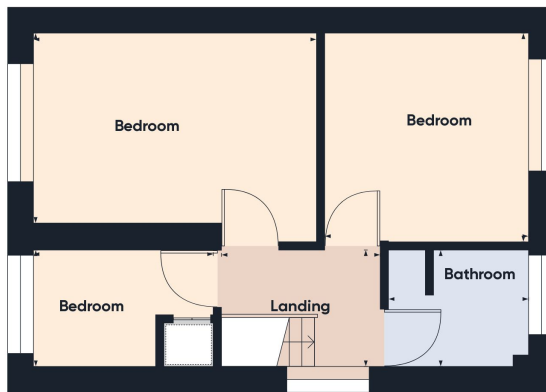
Band C - £1,813.92 (before any discount, if applicable)

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⁾
1087.13 ft²
101 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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