



GRIFFIN  
THE PROPERTY PEOPLE



£500,000\* fees apply

Branksome Avenue, Stanford-Le-Hope, SS17 8BH



# Branksome Avenue, Stanford-Le-Hope, SS17 8BH

\* Guide Price £500,000 - 550,000 \*

Located one of the nicest roads in the sought after Stanford-Le-Hope, comes this spacious family home.

This property shares it's space across 3 levels, offering a sizable through lounge, dining room and extended kitchen with a garage converted to a utility and "annex" on ground level, while the first floor gives us five bedrooms, en-suite and family bathroom. Head up further and the second floor offers two more rooms and a cloakroom, free to use as you will.

Now outside.... to the front of the home you will see a huge driveway, once accommodating 4 cars and 2 vans, as we head around to the rear you will be presented with a low maintenance rear garden and a fully heated

Front Driveway

Porch

Entrance/ Hallway

Through Lounge

24'4" x 13'2" (7.42m x 4.01m)

Dining Room

13'4" x 9'2" (4.06m x 2.79m)

Kitchen

19'3" x 14'9" narrowing to 8'10" (5.87m x 4.50m narrowing to 2.69m)  
(L-shaped kitchen measured at widest points)

Utility/ Annex

27'0" x 12'4" (8.23m x 3.76m)

Cloakroom

4'7" x 2'6" (1.40m x 0.76m)

First Floor Landing

Bedroom One

12'0" x 11'7" (3.66m x 3.53m)

En-Suite

7'0" x 3'8" (2.13m x 1.12m)

Bedroom Two

12'1" x 11'0" (3.68m x 3.35m)

Bedroom Three

11'5" x 11'0" (3.48m x 3.35m)

Bedroom Four

12'3" x 7'8" (3.73m x 2.34m)

Bedroom Five

8'0" x 6'0" (2.44m x 1.83m)

Bathroom

7'11" x 6'10" (2.41m x 2.08m)

Second Floor Landing

Bedroom Six

12'7" x 11'2" (3.84m x 3.40m)  
(unofficial bedroom)

Bedroom Seven

13'10" x 11'8" (4.22m x 3.56m)

Cloakroom

5'0 x 4'2" (1.52m x 1.27m)

Rear Garden

Private Swimming Pool

Disclosure of Interest

In accordance with the Estate Agents Act 1979 I must advise that there is a disclosable personal interest on this property as the vendor is associated with a member of staff at Griffin Residential.

Agency information

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
5. Referral Fees - Please note a referral fee of up to £400.00 including VAT per transaction could be received from any referred solicitor upon completion.
- 5.1 - Griffin could earn up to 5% of total removal costs if client proceeds to instruct the services of Trunk Logistics LTD ( Our Official Removal Partner).

Continued...

- 5: Griffin has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Griffin has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Buyers reservation fee information

Griffin Grays provide a reservation fee service to protect both our buyers and our vendors from being gazumped or gazundered.

A reservation fee is very similar to putting a holding deposit down when renting a property. It is a payment made by a buyer to provide exclusive rights to buy a property, under certain conditions and at an agreed price. The reservation fee is set at £1,000 for properties available through us Full terms and conditions are available at the office or can be sent to you via email upon request.

