



## Receive a £12,000 New Year Boost to spend your way!

For new reservations before 31st March 2024\*  
Can be used as a stamp duty contribution, a deposit boost, a mortgage contribution or cashback.

### Aldria Road, Stanford-le-Hope

£525,000



- A brand new development of nine homes with a selection of four bedroom properties
- Constructed by the reputable local developer Pymont Homes who have been building high specification and sought after new builds in the area for many years
- The four bedroom semi-detached properties offer substantial living space throughout with 1450 square footage (135 square meters) of accommodation with high specification finishing throughout
- Family size lounge with carpet flooring
- Stunning kitchen/diner/family room with high spec integrated appliances and LVT flooring
- Utility room, ground floor wc, family bathroom and four large bedrooms
- Nice size rear garden with porcelain patio seating area and lawn area
- Block paved driveway parking
- 10 year Build-Zone new build warranty
- Underfloor heating to the entire ground floor, LVT flooring in the kitchen, carpeted lounge and first floor, spotlights throughout and high spec kitchen appliances



Colubrid Estate Agents are thrilled to present to the market this brand new development of nine new build homes with a selection of four bedroom properties available. This development is being constructed by the reputable local developer "Pymont Homes" who have been building high specification and sought after new builds in the area for many years.

This development is ideally located off of the always desirable Branksome Avenue in Stanford-le-Hope and represents an excellent location for local amenities and schooling.

The four bedroom semi-detached properties offer substantial living space throughout with 1450 square footage (135 square meters) of accommodation with high specification finishing throughout.

Accommodation boasts a spacious and inviting entrance hallway, family size lounge, ground floor wc, stunning open plan kitchen/diner/family room with integrated appliances and a utility room. The first floor holds four large bedrooms, beautiful family bathroom and en-suite shower room to the master bedroom. The rear garden is a nice size with porcelain patio seating area and lawn. Front of the property provides block paved driveway parking. Additional benefits include underfloor heating to the entire ground floor, LVT flooring in the hallway and kitchen, carpeted lounge and first floor, spotlights throughout and high spec kitchen appliances. The properties also come with a 10 year Build-Zone new build warranty.

In our opinion Pymont Homes properties are constructed to the highest quality in the area where clients specifically seek homes constructed by this developer resulting in them having a fantastic reputation and buyers with fantastic family homes.

These four bedroom semi detached properties are scheduled for completion in May 2024.

**AGENTS NOTE - PLEASE NOTE PHOTOS USED ARE A COMBINATION OF CGI'S AND OF AN ALTERNATIVE PROPERTY SO WILL DIFFER FROM THIS HOME.**



**Colubrid.co.uk**

## Local Life

STANFORD-LE-HOPE is a small village between Basildon and Grays. The name arrives from a bridge crossing the rivulet on the site of the ancient stone ford, which gave the village, it's name Stanford-le-Hope.

Stanford Le Hope railway station is on the London, Tilbury and Southend line taking approximately 45 minutes to Fenchurch Street. Why not enjoy some time looking around the Town Centre, enjoy a meal at one of the many pubs and restaurants? Easy access to A13 road links to Basildon, Benfleet and Wickford.





