



Aldria Road, Stanford-Le-Hope

Guide Price £700,000



- 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 detached properties offer substantial living space throughout with 2000 square
- Family size lounge with carpet flooring
- Stunning kitchen/diner/family room with lantern roof, high spec integrated appliances and LVT flooring
- Utility room, ground floor wc, family bathroom and four double bedrooms
- Nice size rear garden with porcelain patio seating area and lawn area
- Block paved driveway parking and large integral garage
- 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 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 detached properties offer substantial living space throughout with 2000 square footage (185 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, a lantern roof and a utility room. The first floor holds four large double 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 and access to a large integral garage. Additional benefits include underfloor heating to the entire ground floor, LVT flooring in the 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 properties are scheduled for completion May 2024

Guide Price £700,000-£750,000

There are four detached four bedroom houses for sale on this development which are schedule for completion May 2024.

Please note images used for marketing are CGI's of the final build and any items shown may or may not be included.

Impressive entrance hall commences with turning staircase to first floor accommodation. Access is given to ground floor cloakroom/WC. Cloakroom comprises, white suite, wash hand basin and low level wc Sensor lighting. Stunning kitchen/diner/family room 28'2 x 15'6 Bi-fold doors open onto garden. Lantern roof and LED ambient strip lighting. Range of wall and base mounted units with matching pan size storage drawers. Complimentary worksurfaces housing inset sink. Bosch appliances include Induction hob, encased electric oven. Integrated fridge/freezer and dishwasher. Matching centre island/breakfast bar seating. Ample spotlighting. Utility Room 13'7 x 6'4. Keeps with the same theme, matching wall and base mounted units with matching storage drawers. Worksurfaces housing sink. Space for remaining appliances. External door.

First floor landing is home to four well proportioned bedrooms, en-suite three piece shower room and family four piece bathroom.

Main bedroom 17'3 x 9'8 enjoys views over rear garden. Two double glazed windows.

En-suite comprises, shower, wash hand basin and low level wc. LED vanity mirror. Heated towel rail.

Bedroom two 13'7 x 12'3 max double glazed window to front.

Bedroom three 14'2 x 10'5 double glazed window to rear.

Bedroom four 11'9 x 10'4 double glazed window to front.

Four piece family bathroom comprises double ended "Tub" bath, shower, vanity wash hand basin and low level wc. Heated towel rail. Obscure double glazed window. LED vanity mirror.

Externally the property has a lovely size rear garden. Commencing with a large family size patio seating area. Remaining garden is laid to lawn.

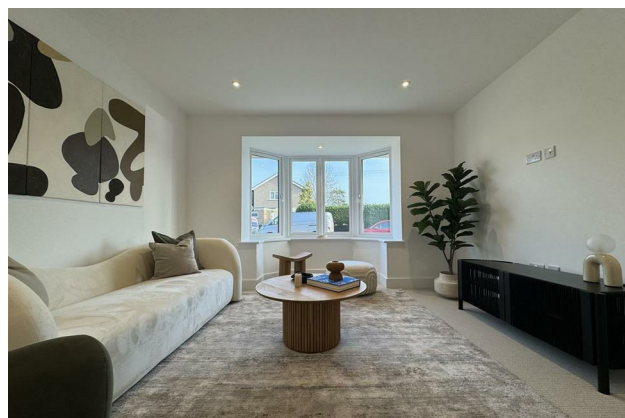
Garage 23'4 x 9'8 sensor lighting. Electric door with fob.

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



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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.



