

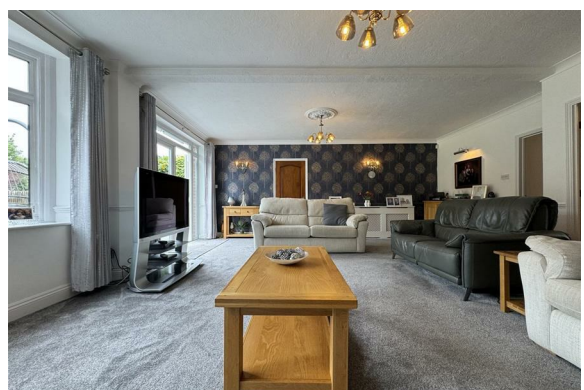


## Branksome Avenue, Stanford-le-Hope

Offers Over £550,000



- A beautifully presented and fantastic size four bedroom family home
- A stunning and lovely size kitchen/diner
- Huge lounge providing space for the whole family
- Ground floor bedroom/play room
- Modern ground floor shower room and beautiful first floor family bathroom
- Utility room
- Three first floor double bedrooms all with fitted wardrobes
- Wonderful size rear garden
- Driveway parking for multiple vehicles
- Garage and carport



Located on the desirable Branksome Avenue in Stanford-le-Hope, this semi-detached house is a true gem waiting to be discovered. As you step inside, you are greeted by an inviting entrance hallway that sets the tone for the rest of this beautifully presented family home.

The ground floor boasts a spacious kitchen/diner, perfect for hosting family gatherings or entertaining friends. The huge lounge offers ample space for relaxation and quality time with loved ones. Additionally, there is a versatile ground floor bedroom/playroom, a convenient shower room, and a practical utility room.

Venturing upstairs, you will find three generously sized bedrooms, all doubles with fitted wardrobes, ensuring plenty of space for the whole family. The stunning family bathroom adds a touch of luxury to everyday living, while the bright and airy landing provides a welcoming feel throughout.

One of the highlights of this property is the wonderful size rear garden, truly the heart of the home. Imagine enjoying summer barbecues, gardening, or simply unwinding in this private outdoor space.

Parking is made easy with driveway parking, a carport, and a garage, providing ample space for vehicles. This property offers a perfect blend of comfort, style, and functionality, making it an ideal choice for those looking for a new place to call home. Don't miss the opportunity to make this fantastic four-bedroom house your own!

Enter the property via door to side aspect. Amtico style wooden flooring.

Entrance hall commences with stairs leading to first floor accommodation. Two storage cupboards.

Bedroom/Playroom 13'4 max x 9'5 overlooks the front. Bay double glazed window.

Shower room comprises shower fitted with Triton shower, vanity wash hand basin and low level WC. Heated towel rail. Part tiling to walls. Extractor fan. LED vanity mirror to remain.

Kitchen/diner 22'8 x 10'9 double glazed window to front. An array of wall and base mounted units with matching storage drawers. Tiling to splash backs. Complimentary work surfaces housing sink drainer incorporating breakfast bar seating. Range style cooker and extractor hood to remain. Other appliances can be housed in the utility room 9'2 x 8'9. Continuation of wooden flooring.

Bi-fold inner doors open into family size lounge.

Lounge 21'3 x 19'0 max. Overlooks and gives access to rear garden via French double glazed doors. Double glazed window. Coved ceiling.

First floor Galleried landing gives access to three bedrooms and spacious family bathroom. Eaves storage space, access to boarded loft and airing cupboard.

Bedroom one 14'8 x 10'3 enjoys views over rear garden. Fitted wardrobes. Double glazed window.

Bedroom two 11'0 x 10'9 also overlooks the rear. Fitted wardrobes. Double glazed window.

Bedroom three 10'9 x 10'8 is located to the front of the property. Fitted wardrobes. Double glazed window.

Spacious four piece bathroom comprises double ended bath, shower fitted with "Rainfall" style shower, vanity wash hand basin and low level WC. Heated towel rail. LED vanity mirror to remain. extractor fan.

Externally the property has a beautifully maintained private un-overlooked rear garden. Commencing with large patio seating area with twin awnings over. Remaining garden has a manicured lawn with established flower bed bordering. Shed to remain.

Plenty of driveway parking for multiple vehicles.

Garage 17'7 x 8'8 power and light connected, up and over door fronting.

Carport gives access to garage.

Council Tax Band: D

Local Authority: Thurrock.

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.

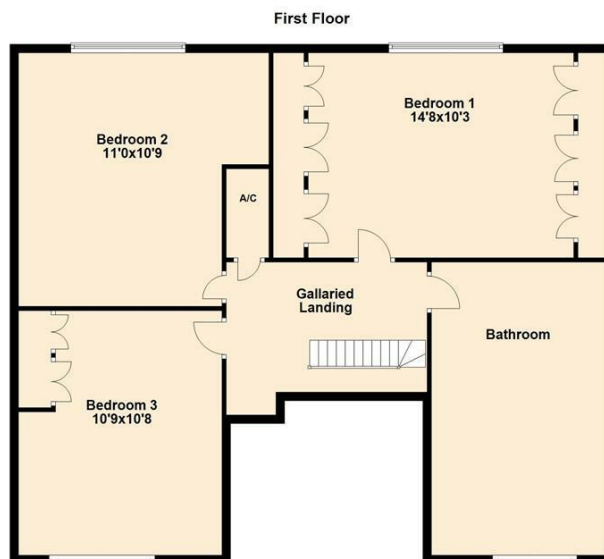
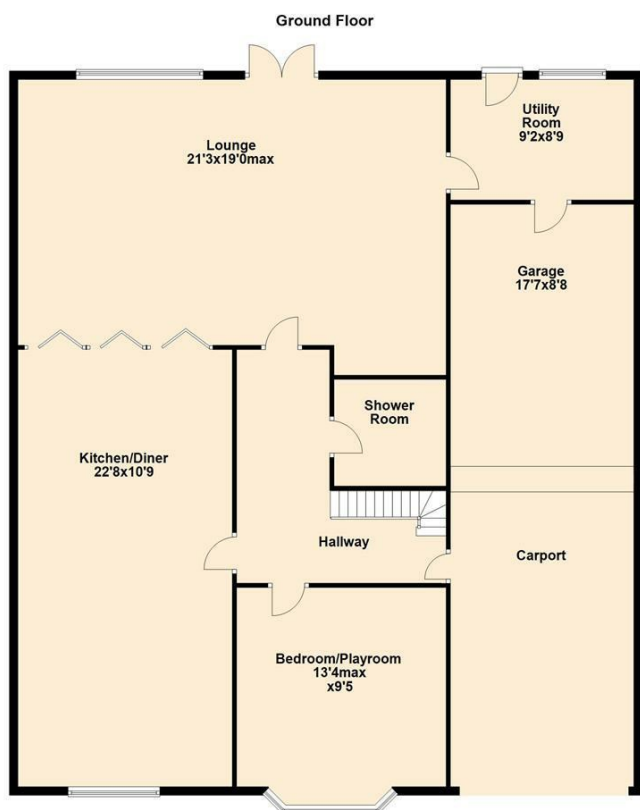


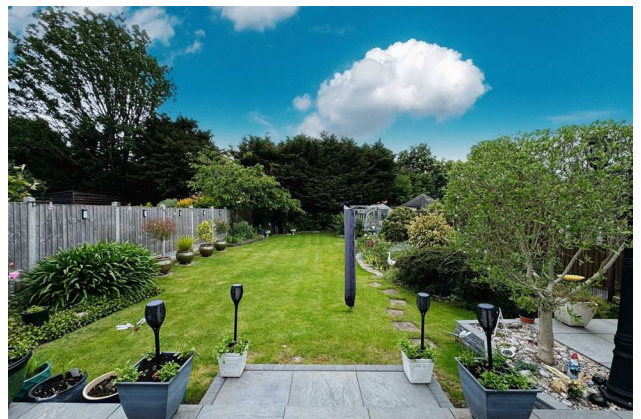


# Local Life

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.





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