



## Avondale Gardens, Stanford-Le-Hope

Guide Price £375,000



- Three bedroom semi detached family home, found in sought after residential area
- Positioned within a cul-de-sac
- Perfect family home with many fine features
- Newly landscaped rear garden 2024 plus newly laid driveway
- Entrance hall, spacious lounge, stunning open plan dining room and modern kitchen
- First floor is home to three bedrooms and three piece bathroom
- New boiler system fitted, double glazing throughout, front door and 8ft patio sliding door



**GUIDE PRICE £375,000 - £400,000**

**Positioned in the desirable Avondale Gardens of Stanford-Le-Hope, this charming three-bedroom semi-detached family home offers a perfect blend of comfort and modern living. Situated within a peaceful cul-de-sac, this property is ideal for families seeking a tranquil environment while remaining close to local amenities.**

**Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, perfect for relaxation and family gatherings. The heart of the home is undoubtedly the stunning open-plan dining room and modern kitchen, designed to cater to both everyday living and entertaining. The newly landscaped rear garden, completed in 2024, provides an inviting outdoor space for children to play or for hosting summer barbecues, while the newly laid driveway offers convenient off-street parking.**

**The first floor comprises three well-proportioned bedrooms, each offering a comfortable retreat for family members. The three-piece bathroom is thoughtfully designed to meet the needs of a busy household.**

**Additional features include a new boiler system, ensuring warmth and efficiency, as well as double glazing throughout, which enhances energy efficiency and noise reduction.**

**This property is not just a house; it is a home that promises a wonderful lifestyle in a sought-after area. With its modern amenities and charming features, it is an opportunity not to be missed. Whether you are a first-time buyer or looking to upsize, this semi-detached home is ready to welcome you and your family.**

Enter the property via door to side.

Spacious entrance hall commences with stairs leading to first floor accommodation.

Lounge 14'8 x 9'8 gives access to rear garden via newly fitted double glazed patio doors. Herringbone wooden style flooring. Coved ceiling.

Double doors open into the stunning open plan dining room/kitchen.

Dining Room 15'7 x 7'4 double glazed window. Continuation of flooring flows into the kitchen. Coved ceiling.

Modern kitchen 11'8 x 6'10 double glazed window to rear. Range of wall and base mounted units with matching storage drawers. Complimentary worksurfaces with upstands housing sink drainer with swan neck mixer tap. Gas hob, oven and extractor hood to remain. Space for other appliances.

First floor landing is home to three bedrooms and family bathroom. Boarded loft with ladder to remain and lighting.

Bedroom one 14'9 x 9'11 two double glazed windows to rear. Wooden style flooring.

Bedroom two 8'1 x 8'0 double glazed window to front. Wooden style flooring.

Bedroom three 9'2 x 6'5 double glazed window to front. Wooden style flooring.

Bathroom comprises white panel bath fitted with shower and glass splash screen door. Vanity wash hand basin and WC. Heated towel rail. Obscure double glazed window. Tiling to walls.

Externally the rear garden has been recently landscaped 2024. Commencing with patio seating area. Wooden picket fence and gate divides the remaining garden, centre lawned area with further decked seating to rear. Electric available.

Newly laid block paved driveway offers plenty of parking to front.

Council Tax Band: C

Local Authority: Thurrock

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

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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 town found between Basildon and Grays. The name arrives from a bridge crossing the rivulet on the site of the ancient stone ford, which gave the town the name Stanford-le-Hope.

Stanford Le Hope railway station is on the C2C London, Tilbury taking approximately 45 minutes to London Fenchurch Street, and direct trainline via C2C rail to Southend Central.

Why not enjoy some time looking around the Town Centre, enjoy a meal at one of the many pubs and restaurants? The property is assessable to A13/A127 road links to Southend Sea Front/Pier, Basildon, Benfleet, and Wickford.



