



First Avenue, Stanford-le-Hope

Guide Price £575,000



- A beautifully presented and fantastic size five bedroom family home
- Undergone full refurbishment in 2019 including double storey side extension and loft conversion
- Excellent size living space presented to a show home standard throughout
- Stunning kitchen/diner/family room with bi-fold doors
- Lovely size lounge
- Ground floor wc and utility room
- Five double bedrooms with en-suite shower room to the master bedroom
- Beautiful family bathroom
- Wonderful size rear garden with cameras protecting the whole property including garden, driveway parking and garage
- Guide Price £600,000 - £650,000



GUIDE PRICE: £575,000-£625,000

Colubrid Estate Agents are delighted to welcome to the market this beautifully presented and fantastic size five double bedroom family home which has undergone full refurbishment in 2019 including double storey side extension and loft conversion to create excellent size living space presented to a show home condition throughout. Accommodation boasts an inviting entrance hallway, ground floor wc, utility room, lounge, stunning kitchen/diner/family room with bi-fold doors and a large ground floor bedroom with en-suite shower room. The first floor holds a further four double bedrooms, large landing and a beautiful family bathroom. Externally the property has a wonderful size rear garden, driveway parking to the rear and a garage.

Impressive entrance hall commences with feature turning staircase to first floor accommodation. Two storage cupboards. Tiled flooring. Smooth ceiling, spotlighting. Access is given to ground floor cloakroom/wc.

Utility room 8'4 x 3'9 gives external access to garden, double glazed windows, space for appliances.

Main bedroom 17'8 max x 10'1 overlooks the front aspect. Double glazed window.

En-suite comprises double shower, vanity wash hand basin and low level wc. Tiled flooring, tiling to walls. Heated towel rail.

Lounge 17'9 x 10'0 also overlooks the front aspect. Double glazed window. Smooth ceiling.

The heart of the home is the stunning, kitchen/diner/family room 30'6 x 13'3 max. Feature Bi-fold doors to garden, double glazed windows. An array of high gloss wall and base mounted units with matching pan size storage drawers. Quartz worktops with leather look finish and matching upstands housing sink. Bosch appliances include Induction hob, encased electric oven, microwave and dishwasher to remain. Dining table to remain. Space for American style fridge/freezer. Tiled flooring. Smooth ceiling and ample spotlighting.

First floor landing is home to further four well proportioned bedrooms and spacious four piece family bathroom.

Bedroom two 13'4 x 9'7 double glazed window to rear.

Bedroom three 15'1 x 11'6 double glazed window to front. Eaves storage cupboards.

Bedroom four 13'4 x 9'2 double glazed window to rear.

Bedroom five 3'4 x 9'1 double glazed window to rear.

Four piece family bathroom comprises bath, larger than average shower, vanity wash hand basin and low level wc. Tiling to walls, tiled flooring, heated towel rail. Obscure double glazed window.

Externally the property has a lovely size rear garden. Commencing with large patio seating area with matching path to rear. Remaining garden is lawned lined with mature flower bed bordering. Side access gate.

Lawned front garden. Driveway parking for multiple vehicles.

Garage is located to the rear of the property.

Further Details:

Hive home heating system fitted

New Ideal Combination boiler fitted 2019

Hardwired network connection in every room

CCTV system surrounding property

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.



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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 and Southend line taking approximately 45 minutes to London 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



