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**Central Avenue, Stanford-Le-Hope, Essex, SS17 8HG | £665,000**

- 5 Bedrooms (ground & First floor)
- Leisure outbuilding & large garden
- Fully detached home
- En suite to master bedroom
- Conservatory
- Close by train station, shops & schools



**JOHNCOTTIS**

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#### Introduction:

An outstanding family home located in a very popular and in our opinion high regarded local road "Central Avenue" in Stanford Le Hope, Essex. The home affords 5 bedrooms, whilst offering versatility for additional living space. The living space is very nicely presented with feature conservatory, a spacious kitchen, stylish bath/shower room and an en suite to a very impressive master bedroom.

Externally the home has a great plot with off road parking to in and out styled driveway and has gated access to side exterior space. The rear garden has feature patio areas and lawn and has feature leisure outbuilding. The location has plenty of advantages too, see into below and map for further information. We highly recommend viewing this home to fully appreciate the high quality of this fully detached residence and the quality of location too.

#### Entrance Hallway:

Tiled flooring. Coved cornice to smooth plastered ceiling. Accessed via double glazed door. Doors to 3 bedrooms and kitchen.

#### Kitchen: 14'8" x 12'. (4.47m x 3.66m.)

Double glazed window and double glazed door to side exterior. Radiator. Tiled flooring. Coved cornice to smooth plastered ceiling with inset lights. Spacious kitchen with array of fitted kitchen units with complimentary work surfaces and has integrated appliances including; dishwasher, washing machine, fridge/freezer as well as a gas "Range" style cooker.

#### Lounge: 22'5" x 10'5". (6.83m x 3.18m.)

Radiator. Wood laminate flooring. Coved cornice to smooth plastered ceiling. Very well presented lounge design, positioned towards the rear of the home with open plan styling to the conservatory and double glazed French doors to the rear opening to the garden patio.

#### Conservatory: 11'8" x 11'3". (3.56m x 3.43m.)

The conservatory is a great asset to the home, presented with double glazed French doors opening to the garden, a range of double glazed units with openers, tiled flooring and radiator heating.

#### Inner reception and stairs: 12'2" (3.7) x 9' (2.74) < 6'6" (1.98).

Tiled flooring. Coved cornice to smooth plastered ceiling. The inner reception room sits between the kitchen and lounge and gives access to the bathroom and storage leading to the first floor landing and has a built-in cupboard.

#### Master Bedroom with en suite: 25'3" (7.7) max x 19'3" (5.87) max.

Very impressive for size and presentation with an indulgent helping of space and includes "spoil yourself" feature en suite shower room. This beautiful bedroom design comprises: fitted wardrobes, additional storage cupboard, fitted carpet, 3 radiators, double glazed windows and smooth plaster, shaped/sloping ceiling with inset lighting.

#### Bedroom 2: 12'11" (3.94) max into wardrobes x 11'4" (3.45).

Ground floor double bedroom with attractive double glazed bay window design, fitted carpet, radiator heating, coved cornice to smooth plastered ceiling, built-in wardrobes and additional cupboard housing gas boiler.

#### Bedroom 3: 12' (3.66) max into wardrobes x 10'3" (3.12).

Double glazed window to side.. Radiator. Fitted carpet. Coved cornice to smooth plastered ceiling. The third bedroom is also double bed sized and is positioned to the ground floor and has built-in wardrobes.

#### Bedroom 4: 11'5" (3.48) < 8'8" (2.64) x 10'2" (3.1).

Attractive, well sized bedroom 4, positioned to the ground floor with double glazed bay window design complimented with fitted carpet, radiator and coved cornice to smooth plastered ceiling.

#### Bedroom 5: 11'1" (3.38) x 8'8" (2.64) < 6'9" (2.06).

Positioned to the first floor with outlook to the rear of the home and presented with laminate wood flooring, smooth plastered sloping ceiling and double glazed window.

#### Ground floor bath/shower room: 10'8" x 6'2". (3.25m x 1.88m.)

Modern stylish and spacious bath/shower room with attractive white bath suite and separate shower enclosure complimented with tiled flooring and walls, double glazed window, towel rail radiator, coved cornice to smooth plastered ceiling with inset lights.

#### En suite: (First floor) 7'11" x 6'9" (2.41m x 2.06m)

A great feature, linked to master bedroom and is presented with stylish shower suite and has tiled flooring and walls, towel rail radiator, smooth plastered ceiling with inset lights and double glazed window.

#### First floor landing:

Double glazed window. Fitted carpet. Access to bedroom 1 and bedroom 5.

#### Front garden and driveway:

Impressive frontage with in and out style frontage, decorative area and gated access to side exterior.

#### Rear garden: 95' (28.96) increasing to 138' (42.06) approx.

Impressive garden with plenty of leisure space whilst maintaining a fairly low maintenance theme with extensive feature patio and deck laid areas alongside lawn and shrubbery.

#### Leisure room/Versatile building: 19'5" x 12'8" (5.92m x 3.86m)

Another great feature to the home is this great outbuilding with double glazed windows and doors, wood style flooring, power and lighting.

#### Location:

A very popular location with plentiful of nearby amenities and leisure options and includes Corringham town shopping with high street brand shops and Morrisons supermarket as well as Stanford Le Hope's smaller collection of shops and numerous food outlets/restaurants. A range of Schools close by, Train Station at Stanford Le Hope. Close by road links to A13 and leisure centre, plus numerous park areas.

