



4 ADDINGTON CLOSE  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix iC5024

## THINKING OF SELLING OR TRYING TO SELL?

- Family Firm Established since 1980
- Extensive Buyer Register
- All Homes Visibly Marketed from Team Agencies in Essex & LONDON
- Accompanied Viewings
- Excellent photography & Floorplans
- Highly Experienced Agency, 1000's successfully SOLD



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# JOHNCOTTIS ESTATE AGENTS



## Addington Close, Stanford-Le-Hope, SS17 0FZ | Guide Price: £400,000 to £450,000

- Kitchen with integrated appliances
- Solar panels
- Own drive and 21'11" x 9'9" garage
- G/F WC
- 2017 built
- Council tax band D



19 Kings Parade, King Street, Stanford-le-Hope, Essex, SS17 0HP  
 01375 676655 sales@johncottis.co.uk www.johncottis.co.uk

Registered Proprietors Temp-Green LTD., Trading as John Cottis & Co. Registered in England No. 1534107  
 Registered Office: 21 Lodge Lane, Grays, Essex, RM17 5RY

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Guide Price: £400,000 to £450,000. Situated on the popular "Maple Park", within 0.6 mile of C2C station and adjacent to nature reserve is this exceptional family home, features: ground floor wc, en suite to master, fully equipped kitchen and own drive to garage. Solar equipped. EPC B.

**Entrance Hall:**  
LVT flooring. Stairs leading to first floor. Built-in cupboard. Doors to:

**WC:**  
Double glazed window to front. Radiator. LVT flooring. Suite comprising: low flush wc and pedestal wash hand basin.

**Kitchen:** 11'5" (3.48) x 7'1" (2.16) < 6' (1.83)  
Double glazed window to front. Radiator. LVT flooring. Upgraded at purchase to having integrated appliances to include; washing machine, dishwasher, fridge/freezer, oven and 4 ring hob with fan over. Base and eye level units with roll top work surfaces. Stainless steel single drainer sink unit with mixer tap. Under pelmet lighting.

**Lounge:** 17'6" (5.33) max + door recess x 16' (4.88) max  
Double glazed sidelight windows and double glazed french doors to rear. LVT flooring. Radiator. A bright and versatile room with plenty of space for versatile layouts.

**Landing:**  
Access to loft. Airing cupboard. Doors to:

**Bedroom 1:** 12'3" (3.73) < 10'3" (3.12) x 10'3" (3.12)  
Double glazed window to front. Radiator. Fitted carpet. Large built-in storage cupboard. Door to:

**En suite:**  
Double glazed window to front. Radiator. Three piece suite comprising: Walk-in shower cubicle, low flush wc and pedestal wash hand basin.

**Bedroom 2:** 11'4" (3.45) < 13'10" (4.22) x 8'11" (2.72)  
Double glazed window to rear. Radiator. Fitted carpet.

**Bedroom 3:** 9'9" x 6'10" (2.97m x 2.08m)  
Double glazed window to rear. Radiator. Fitted carpet.

**Bathroom:**  
Radiator. Three piece suite comprising: Panelled bath with mxer tap, low flush wc, pedestal wash hand basin and part tiled walls.

**Rear Garden:** Approx 30' x 23' (Approx 9.14m x 7m)  
Commencing patio area. Remainder laid to lawn. Fenced to boundaries. Trees and shrubs to rear. Personal door to garage.

**Garage:** 21'11" x 9'9" (6.68m x 2.97m)  
With up and over door. to front. Power and light. Eaves storage.

**Front:**  
Hard landscaped front garden with own driveway (approx 27' long) to garage.

**Council Tax:**  
Band D.

