

## THINKING OF SELLING OR TRYING TO SELL?

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The Property Ombudsman

- All Homes Visibly Marketed from Team Agencies in Essex & LONDON
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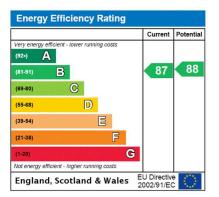














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## IOHNCOTTIS



## 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







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

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.

Upraded at purchase to having integrated appliances to inclue; 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 adn 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.













