

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by 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.
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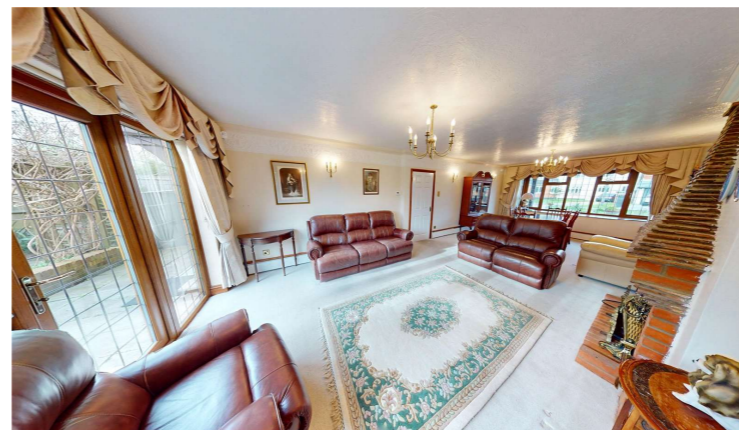


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Fourth Avenue, Stanford-Le-Hope, Essex, SS17 8HN | OIRO £650,000

- 4 Double Bedrooms
- Feature Sized Garage
- 88ft Garden
- Extension Scope Loft Space & Rear (s.t.r.c)
- G.F Shower Room, Family Bathroom & Ensuite
- INTERNAL LIFT INSTALLED



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For the best experience of this outstanding home & "Premier" road location simply call and we'll meet you there. In the meantime click on our 360 "You Control" Tour inside and out. 4 Double bedrooms, en suite + ground shower + lavish bathroom, *LIFT*, 88' garden, extension scope. No Onward Chain!

Entrance Hallway:

Radiator. Fitted carpet. Access to lift rising to first floor landing, stairs to first floor landing. Doors to ground floor shower room, lounge, dining and kitchen/breakfast room.

Lift:

Power/light internal/external controls. A lift has been installed linking ground to first floor (entrance hallway to first floor landing).

Ground floor shower room/WC: 8' x 5'5" (2.44m x 1.65m)

Double glazed window. Tiled flooring. Shower suite with hand basin, wc and shower enclosure. Access to understairs storage cupboard.

Kitchen/Breakfast room: 11'10" x 11'8" (3.6m x 3.56m)

Double glazed window and door. Radiator. Tiled flooring. Range of fitted base and eye level units with work surfaces, tiled splash backs and selection of appliances, oven, hob and dishwasher.

Lounge & Dining Room: 28'7" x 12'7" (8.7m x 3.84m)

Double glazed windows and French doors. Radiator. Fitted carpet. Coved cornice to ceiling.

Utility Room: 11'11" x 5'5" (3.63m x 1.65m)

Accessed externally, comprising; fitted kitchen units, single drainer sink unit, plumbing for washing machine and wall mounted "Vaillant" gas boiler.

Landing:

Radiator. Fitted carpet. Access to loft space and doors to first floor accommodation and lift entry.

Bedroom 1 with en suite: 15'4" x 13'7" max (4.67m x 4.14m max)

Double glazed window. Radiator. Fitted carpet. Coved cornice to ceiling. Door to en suite.

En suite: 5'1" x 4'2" (1.55m x 1.27m)

Tiled floor and walls. Shower suite comprising: shower enclosure, wc and wash hand basin.

Bedroom 2: 11'11" x 11'10" (3.63m x 3.6m)

Double glazed window. Radiator. Fitted carpet. Coved cornice to ceiling.

Bedroom 3: 12'4" x 10'10" (3.76m x 3.3m)

Double glazed window. Radiator. Fitted carpet. Coved cornice to ceiling.

Bedroom 4: 12'7" x 9'6" (3.84m x 2.9m)

Double glazed window. Radiator. Fitted carpet. Coved cornice to ceiling.

Family bathroom: 8'7" x 7'6" (2.62m x 2.29m)

Double glazed window. Towel rail radiator. Tiled floor and walls. Smooth plastered ceiling with inset lights. 5 piece bath/shower room comprising: shower enclosure, wc, bidet wash hand basin and bath.

Loft Space

Impressive Sized loft space, scope to create accommodation, (s.t.r.c) . Currently part boarded with light connected.

Front Garden

Very Well presented frontage with approach to garage , run door and access to gated access leading to side exterior and rear garden. Area Laid to Lawn and shrubbery.

Off Road Parking

Multiple off road parking space provided.

Garage 18'5" x 15'7" max (5.61m x 4.75m max)

Feature sized Garage with remote control operated, electric powered, up and over door. Power and lighting within.

Rear Garden 88' approx (26.82m approx)

A delightful garden with plenty of space for all the family, presented with patio, lawn and shrubbery.

Potential to Extend

There appears to be varying opportunity to create further accommodation / rework layout, identifying roof space and rear of house. (s.t.r.c)

Location

There's no doubt in our opinion that Fourth Avenue is a road with an impressive look given the range of substantial homes within it.

Amenities

The home is well located within reach of numerous amenities including public transport (Bus & Train) Schools, Leisure Centre and Shopping. See map for fuller information.

