



ST JAMES AVENUE EAST

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St. James Avenue East, Stanford-Le-Hope, Essex, SS17 7BQ | £450,000

- 89' Southeast facing garden
- Two bathrooms
- Utility room
- 18'3" x 11'2" kitchen/diner
- Driveway and garage
- Cabin 20'5" x 12'11"



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Offered with No Onward Chain, this extended and improved home is packed with features and is impeccably presented. Features; South facing 89' garden, two bathrooms, kitchen/diner, utility room and a 20'5" x 12'11" cabin. EPC D.

Vendor's Note:
"If you are looking for a property with oodles of character, charm and a wonderful feel this is the house for you. We have owned the property for 20 years and can honestly say it's been the most wonderful family home. We have the best neighbours on all sides, and everything in the local area is easily accessed by foot, with views over Laindon Hills and a day long sunny garden, "I'm sure the next buyer will live many a long happy year in this captivating property. All the best!"

Entrance Hall:
Radiator. Fitted carpet. Stairs leading to first floor with built-in storage cupboard under. Doors to bathroom and lounge.

Lounge: 26'1" (7.95) into bay x 13' (3.96) < 10'4" (3.15).
Double glazed bay window to front. Two radiators. Fitted carpet. A spacious and light room. Feature fireplace. Door to:

Kitchen/Dining room: 18'3" x 11'2" (5.56m x 3.4m)
Double glazed windows to rear and side. Double glazed French doors to rear and double glazed door to rear. A fantastic family space with extensive range of base and eye level units with work surfaces, stainless steel single drainer sink unit with mixer tap, integrated dishwasher, American style fridge/freezer and range master available via separate negotiation.

Bathroom: 14'5" x 6'11" (4.4m x 2.1m)
Velux window. Radiator. Ceramic tiled flooring. Need a restful bathroom?, this is it. 4 piece suite comprising: walk-in shower cubicle. Family bath with Velux window above for star gazing, low flush wc, floating sink with mixer tap and storage under. Door to:

Utility Room: 6'8" x 5'5" (2.03m x 1.65m)

Double glazed window to rear. Ceramic tiled flooring. Base and eye level units with roll top work surfaces, inset single drainer sink unit with mixer tap.

Landing:
Double glazed window to side. Fitted carpet. Access to loft which is boarded and has power and light connected.

Bedroom 1: 11'7" (3.53) x 11'6" (3.5) into wardrobes
Double glazed window to rear. Radiator. Fitted carpet. Range of fitted wardrobes.

Bedroom 2: 11'8" x 11'6" (3.56m x 3.5m)
Double glazed window to front. Radiator. Wood laminate flooring.

Bedroom 3: 7'9" x 7'2" (2.36m x 2.18m)
Double glazed window to front. Radiator. Wood laminate flooring.

Bathroom: 7'3" x 6'11" (2.2m x 2.1m)
Double glazed window to rear. Heated towel rail radiator. Ceramic tiled flooring. Three piece suite comprising: low flush wc, wash hand basin with mixer tap and storage below. Panelled bath with mixer tap and shower attachment.

Exterior:

Rear Garden: Approx 89' (Approx 27.13m)
South East facing garden. Commencing sizeable entertaining patio leading to lawned area providing access to cabin.

Cabin: 20'5" x 12'11" (6.22m x 3.94m)
With power and light connected. French doors to front. Two windows to front. Wood laminate flooring.

Front Garden:
Providing off road parking and access to garage.

Garage:
With electric roller door. Power and light connected.

