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- All Homes Visibly Marketed from Team Agencies in Essex & LONDON
- Accompanied Viewings
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
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(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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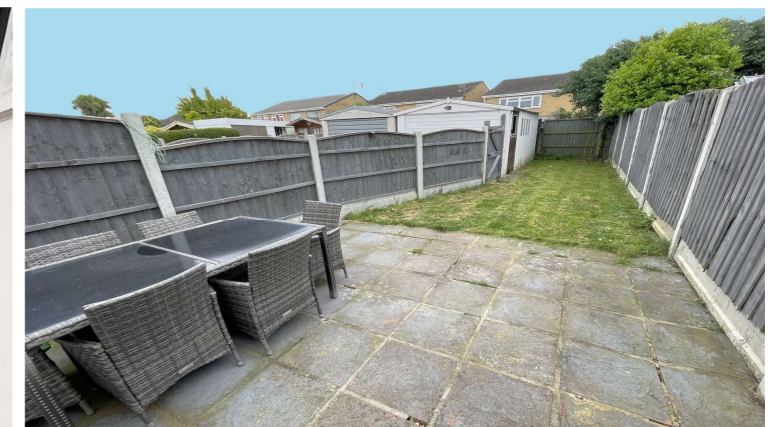
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Bramleys, Stanford-Le-Hope, Essex, SS17 8EA | Offers Over: £345,000

- Well sized 2 Bed Semi detached Home
- Stunning Kitchen Dining Room & Bathroom
- Modern, replacement Double Glazed windows and Street Door
- Front & Rear Garden plus a Garage
- Close to Train Station, shops & Schools, A13 / M25 access links
- Highly impressive Home



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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
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Introduction :

Step into this stylish semi-detached chalet style home in Stanford Le Hope, Essex, offering a beautiful kitchen dining room that is sure to impress and comes ready to go with a range of appliances including dishwasher, washing machine, oven, hob and fridge freezer. Alongside is a stylish entrance reception hall, spacious lounge leading to a conservatory, then to rear garden with patio area, lawn and access to the garage via personal door. This modern property boasts a spacious interior with contemporary design elements and has two very well-appointed bedrooms providing comfort and convenience, while the bathroom will leave you fully refreshed with it's modern, indulgent design. With a garage included for parking and storage solutions, this sophisticated home is perfect for those looking for a modern lifestyle in a desirable location.

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Dimensions :

Entrance Reception Hallway 12'7" x 5'10" (3.84m x 1.78m)
An impressive start to the home, accessed via modern double glazed door with side panels. Returning Staircase to 1st floor landing, Tiled flooring, smooth finish ceiling, radiator, access to Kitchen Dining and Lounge.

Kitchen Dining Room 13'4" x 12'7" (4.06m x 3.84m)
Well functioning and super stylish Kitchen Dining room affording generous sizing and very modern specification including fitted kitchen with range of appliances including washing machine, dishwasher, oven, hob and fridge freezer. Complimented with contrasting work surfaces, tiling, inset lighting to smooth finish

celling, radiator heating, double glazed windows, tiled flooring and has convenience of built in cupboard space.

Lounge 15'10" x 12'7" (4.83m x 3.84m)
A great lounge for size and presentation comprising oak flooring theme, radiator heating, smooth finish ceiling, and French doors opening to the conservatory.

Conservatory 9'4" x 6'6" (2.84m x 1.98m)
The conservatory is versatile space and has glazing to sides and rear with door leading to garden.

Landing 9'5" x 6'7" (2.87m x 2m)
The landing has fitted carpet flooring , radiator heating, and access to bedrooms and bathroom.

Bedroom 1 15'11" x 12'7" max (4.85m x 3.84m max)
A generous helping of size and styling in this impressive bedroom 1 presented with oak theme flooring, smooth finish ceiling, double glazed windows to side and rear, enhancing natural light infusion to the room and access to built in cupboard housing gas boiler plus access to eves space via low level double doors.

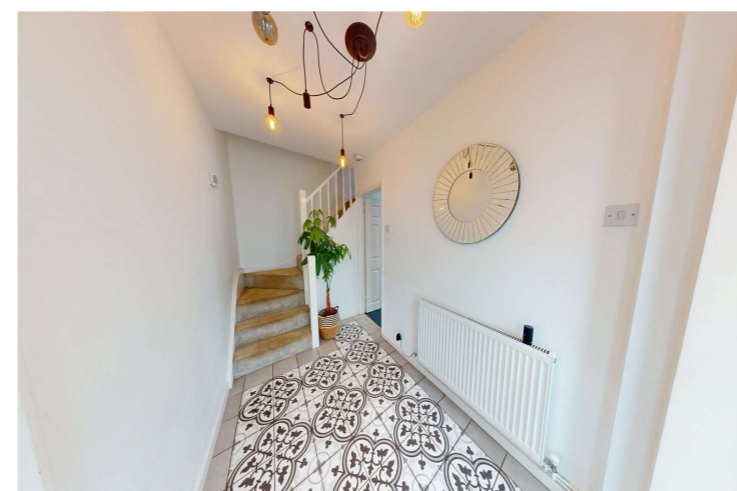
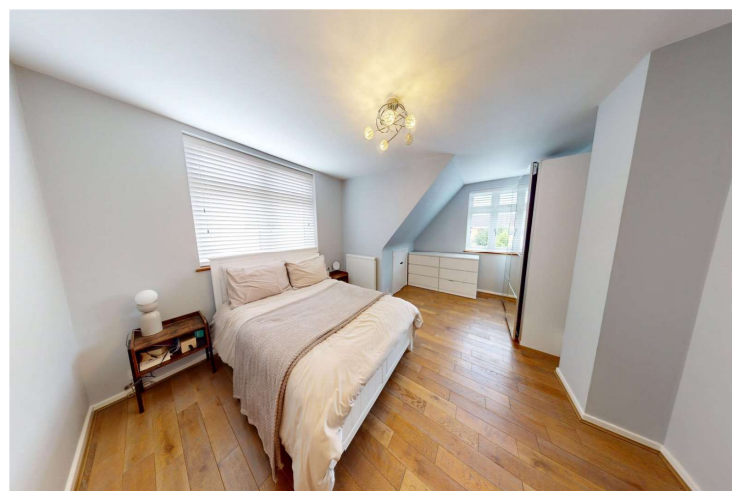
Bedroom 2 9'10" x 9'1" (3m x 2.77m)
The second bedroom has bright and airy feel to its design, presented with double glazed window, front facing, oak theme flooring, radiator, smooth finish ceiling and access to eves space via low level double doors.

Bathroom 9'5" x 5'5" (2.87m x 1.65m)
A wonderfully indulgent feel to this super stylish bathroom, presented with contrasting wall and floor tiles, towel rail radiator, double glazed windows, smooth finish ceiling with inset lighting, bath , hand basin and wc plus shower system over bath.

Front Exterior
Lawn laid front garden, potential for front off road parking (s.t.r.c)

Rear Garden
The garden comprises Patio area then mainly lawn. Personal door access to the garage and gated access.

Garage
The Garage comprises up and over door plus personal door.





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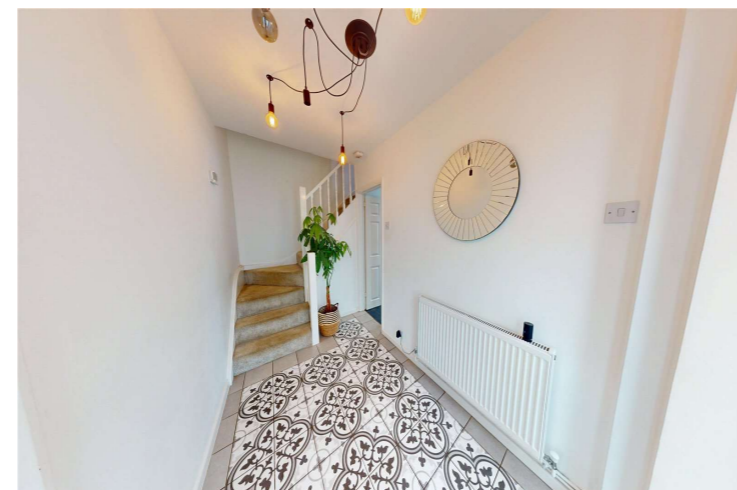
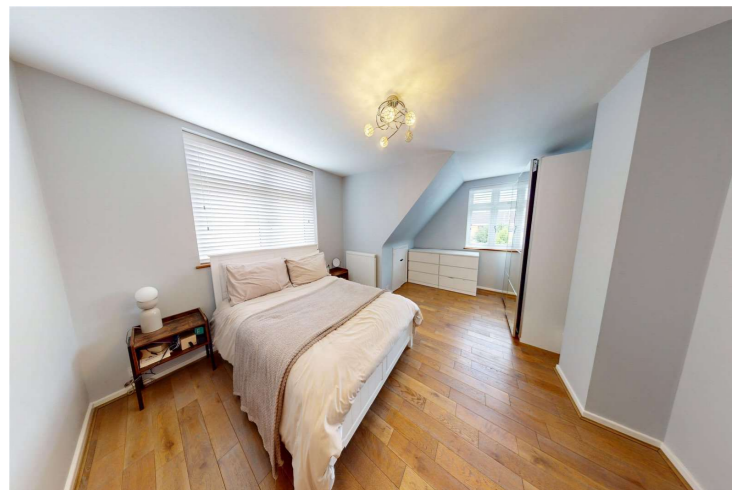
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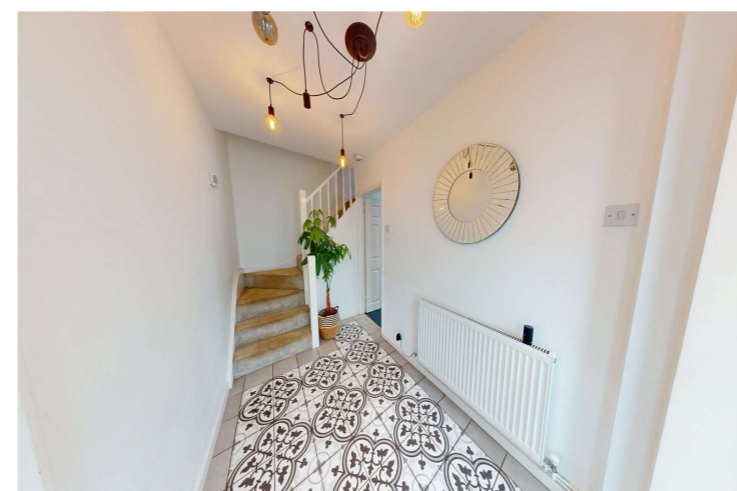
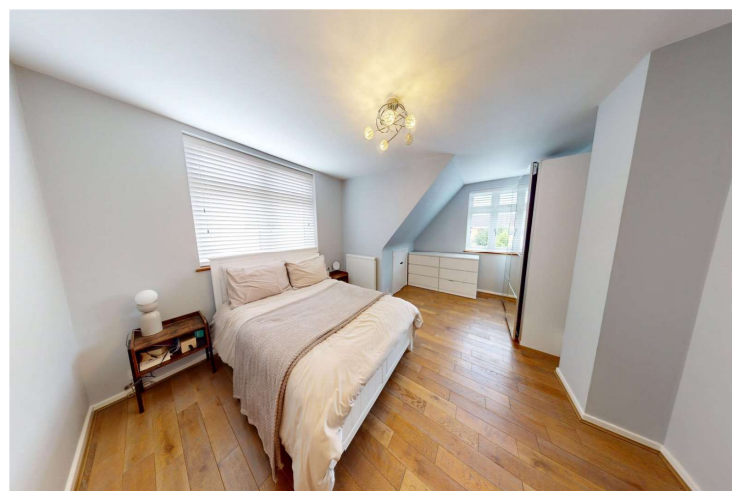
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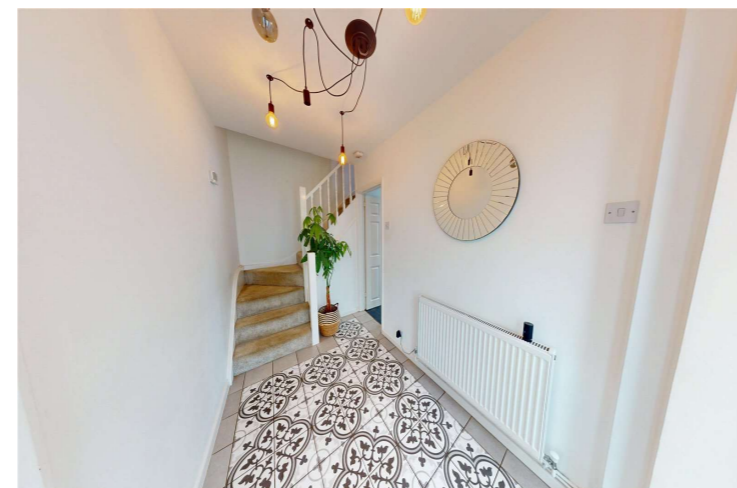
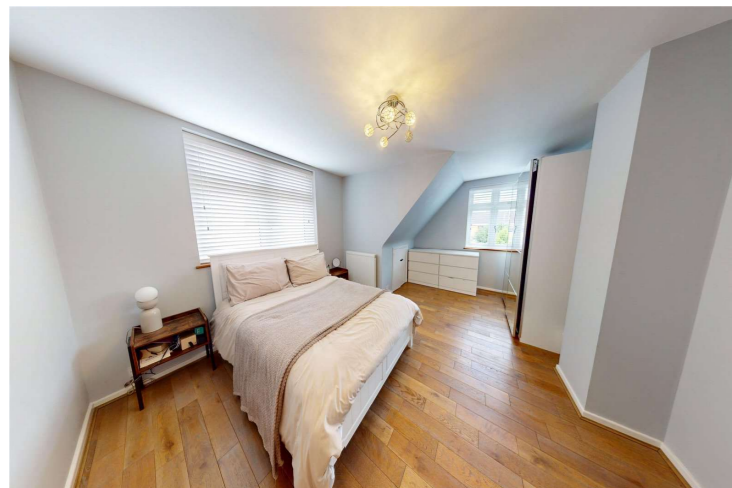
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Conservatory 9'4" x 6'6" (2.84m x 1.98m)
The conservatory is versatile space and has glazing to sides and rear with door leading to garden.

Landing 9'5" x 6'7" (2.87m x 2m)
The landing has fitted carpet flooring , radiator heating, and access to bedrooms and bathroom.

Bedroom 1 15'11" x 12'7" max (4.85m x 3.84m max)
A generous helping of size and styling in this impressive bedroom 1 presented with oak theme flooring, smooth finish ceiling, double glazed windows to side and rear, enhancing natural light infusion to the room and access to built in cupboard housing gas boiler plus access to eves space via low level double doors.

Bedroom 2 9'10" x 9'1" (3m x 2.77m)
The second bedroom has bright and airy feel to its design, presented with double glazed window, front facing, oak theme flooring, radiator, smooth finish ceiling and access to eves space via low level double doors.

Bathroom 9'5" x 5'5" (2.87m x 1.65m)
A wonderfully indulgent feel to this super stylish bathroom, presented with contrasting wall and floor tiles, towel rail radiator, double glazed windows, smooth finish ceiling with inset lighting, bath , hand basin and wc plus shower system over bath.

Front Exterior
Lawn laid front garden, potential for front off road parking (s.t.r.c)

Rear Garden
The garden comprises Patio area then mainly lawn. Personal door access to the garage and gated access.

Garage
The Garage comprises up and over door plus personal door.

