

## 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

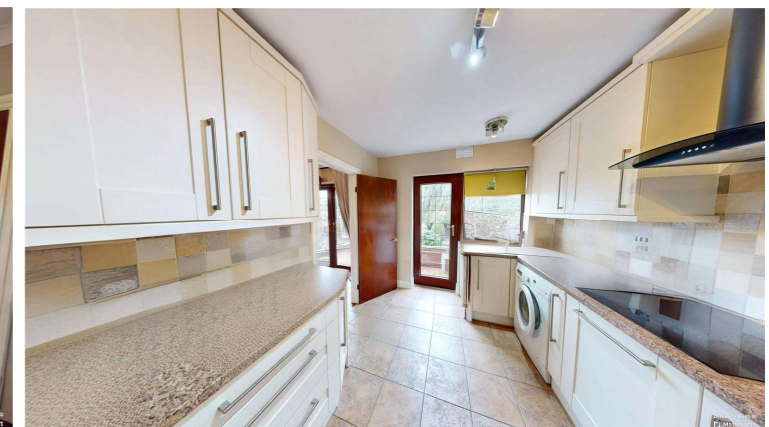


| Energy Efficiency Rating                    |          | Current                 | Potential   |
|---------------------------------------------|----------|-------------------------|-------------|
| Very energy efficient - lower running costs |          |                         |             |
| (92+)                                       | <b>A</b> |                         | <b>83</b>   |
| (81-91)                                     | <b>B</b> |                         |             |
| (69-80)                                     | <b>C</b> |                         | <b>65</b>   |
| (55-68)                                     | <b>D</b> |                         |             |
| (39-54)                                     | <b>E</b> |                         |             |
| (21-38)                                     | <b>F</b> |                         | <b>1-20</b> |
| (1-20)                                      | <b>G</b> |                         |             |
| Not energy efficient - higher running costs |          |                         |             |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |             |



## Cornwell Crescent, Stanford-Le-Hope, SS17 7DJ | Guide Price £300,000 to £350,000

- 2 double bedroom, spacious home
- Well positioned for schools, shops, travel
- Plenty of potential (strpc)
- 140' x 30' approx plot
- No Onward Chain
- 22' x 11' approx side space



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: £300,000 to £350,000. EXTENSION POTENTIAL & NO ONWARD CHAIN : SURPRISING 140' x 30' PLOT approx. SIDE EXTERIOR SPACE \*\* GAS BOILER, Newly installed \*\*\* Plenty of space for an Outbuilding / Leisure room. Rear/ side Accessible with Plot siding/ running into Golding Crescent. See Map.

Entrance Hall: 9'9" x 5'10" (2.97m x 1.78m)  
Double glazed window to side. Radiator. Laminate wood flooring. Stairs leading to first floor. Access to lounge/diner and kitchen. Understairs storage.

Lounge/dining: 21'4" x 11'7" < 8'6" (6.5m x 3.53m < 2.6m)  
Double glazed French doors to rear. Double glazed window to front. Radiator. Laminate wood flooring. Covered cornice to smooth plastered ceiling. Spacious lounge/dining room with outlook and access to the garden. Door to kitchen.

Kitchen: 11'3" max x 8'10" (3.43m max x 2.7m)  
Double glazed window and door to rear. Radiator. Tiled flooring. Smooth plastered ceiling. Well presented fitted kitchen with range of "Neff" branded appliances.

Landing:  
Double glazed window to side. Laminate wood flooring. Access to loft via fitted ladder.

Bedroom 1: 14'9" x 9'4" (4.5m x 2.84m)  
Two double glazed windows to front. Radiator. Laminate wood flooring. Generous bedroom size with built-in wardrobe and fitted wardrobe.

Bedroom 2: 11'9" x 10' (3.58m x 3.05m)  
Double glazed window to rear. Radiator. Fitted carpet. Built-in cupboard housing cylinder.

Bathroom: 7'7" x 5'6" (2.3m x 1.68m)  
Double glazed windows to rear and side. Radiator. Laminate wood flooring. Bathroom suite comprising: wc, wash hand basin, bath with shower over and part tiled walls.

Loft Space:

Access from landing.

Front Garden: 33'10" (10.3m)  
Impressive front garden with access to main entrance and gated access to rear garden.

Side Space: 22' x 11' (6.7m x 3.35m)  
A versatile area of the plot, potential to extend (strpc). Currently has brick built outbuilding.

Rear Garden: 86' x 30' (26.21m x 9.14m).  
Beautiful garden with established shrubbery, lawn, trees and patio.

Potential:  
There appears plenty of potential at this house and plot (strpc).

