



SILVERDALE

While 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, fixtures and appliances shown have not been tested and no guarantee is given as to their condition or efficiency at the time. Made with Metropix CC204

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

JOHNCOTTIS ESTATE AGENTS



Silverdale, Stanford-Le-Hope, Essex, SS17 8BG | Guide Price: £370,000 to £400,000

- 3 Bed detached, extended house
- TRAIN STATION, + shopping closeby
- Versatile/scope for further accommodation strpc
- Popular "Homesteads" location
- Own drive to integral garage
- No Onward Chain!



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GUIDE PRICE £370,000 TO £400,000. Offered with No Onward Chain, this extended detached house benefits; feature living room of 18'3" x 16'9", own driveway to garage and 3 great size bedrooms.

Introduction:

A great opportunity to purchase a detached house in this price range, within this popular location. The property offers plenty of potential for versatile "create it your way" thinking whilst already presenting well as well cared for family home. The house benefits rear extension and is well positioned for great range of amenities, benefits rear extension and is well positioned for great range of amenities, Train station, bus routes, schools, shopping and leisure. Offered with No Onward Chain!

Entrance Hallway:

Radiator. Fitted carpet. Via double glazed door. Carpeted staircase. Door to kitchen. Door to lounge/dining.

Kitchen/breakfast room: 14'2" x 6'7" (4.32m x 2m)

Double glazed windows to front and side. Double glazed door to side exterior. Radiator. Vinyl flooring. Coved cornice to ceiling. Attractive kitchen/breakfast room design.

Lounge/Dining: 18'3" x 16'9" (5.56m x 5.1m)

Radiator. Fitted carpet. Coved cornice to ceiling. Sizeable living room with double glazed sliding door and double glazed window to rear. Access to understairs storage.

Landing:

Double glazed window to side. Fitted carpet. Coved cornice to ceiling. Doors to bedrooms and bathroom.

Bedroom 1: 18'2" x 8'5" (5.54m x 2.57m)

Double glazed window to front. Radiator. Fitted carpet. Coved cornice to ceiling. Impressive bedroom size.

Bedroom 2: 10' x 9'8" (3.05m x 2.95m)

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

Bedroom 3: 10'1" x 8'1" (3.07m x 2.46m)

Double glazed window to rear. Radiator. Exposed wood flooring. Coved cornice to ceiling. Built-in cupboard housing gas boiler.

Bathroom: 6'9" x 5'4" (2.06m x 1.63m)

Double glazed window. Radiator. Coved cornice to ceiling. Bath, WC and wash hand basin suite.

Garage:

Integral garage (scope for further accommodation strpc).

Front garden and off road parking:

Well presented frontage with garden area, gated access to side exterior leading to rear garden. Off road parking upon own approach to garage.

Rear Garden:

A lovely garden with patio and lawn plus assorted shrubbery.

