



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



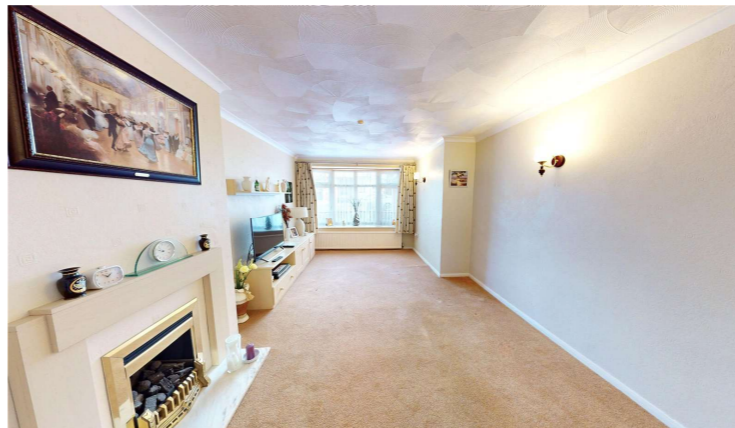
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

JOHNCOTTIS ESTATE AGENTS



Branksome Avenue, Stanford-Le-Hope, Essex, SS17 8BD | Offers Over £385,000

- 3 bedroom Semi-Detached house
- Impressive "Branksome Avenue location"
- Integral garage, front & rear garden
- Potential for further accom (strpc)
- Larger than expected, see floorplan
- Convenience of No Onward Chain



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.

"Branksome Avenue" located amongst some of the areas finest homes and well positioned for amenities is this larger than expected 3 bedroom Semi-Detached home with potential for more accommodation (strpc) and offered with convenience of No Onward Chain!

Introducing this great home opportunity, located in impressive "Branksome Avenue" amongst some of the areas finest homes. A surprisingly generous sized layout with 3 bedrooms, spacious lounge and kitchen/diner plus shower room. There's potential for more accommodation (strpc) noting the integral garage. Off road parking and front and rear garden complete the home package aswell. For amenities including public transport, shops, parks and schools the property is positioned fairly central for Corringham and Stanford Le Hope facilities. The property is offered with the convenience of No Onward Chain!

Entrance Reception Hallway: 15'10" x 5'10" (4.83m x 1.78m)
Radiator. Fitted carpet. Coved cornice to ceiling. Well sized entrance reception via double glazed door with double glazed side panels. Stairs to first floor. Under stairs storage.

Lounge: 17'11" x 11'5" max (5.46m x 3.48m max)
Double glazed window to front. Radiator. Fitted carpet. Coved cornice to ceiling. Spacious lounge positioned to the front of the home.

Kitchen/Diner: 12' x 11'9" (3.66m x 3.58m)
Double glazed windows and door to rear. Vinyl flooring. Coved cornice to ceiling. Well proportioned kitchen/diner including a range of fitted base and eye level units with complimentary work surfaces. Appliances negotiable to remain. Cupboard housing gas boiler.

Shower Room: 7'10" x 5'7" (2.4m x 1.7m)
Well presented shower room comprising shower enclosure, wc and wash hand basin suite with tiled flooring, radiator, coved cornice to ceiling and double glazed window to rear.

Landing: 16'10" x 5'10" (5.13m x 1.78m)

Large landing area with access to loft space, doors to bedrooms, double glazed window to front and fitted carpet.

Bedroom 1: 12'7" x 11'7" (3.84m x 3.53m)
Double glazed window to front. Radiator. Fitted carpet. Coved cornice to ceiling. Positioned with outlook to the front.

Bedroom 2: 12'8" x 11'7" max (3.86m x 3.53m max)
Double glazed window to rear. Radiator. Fitted carpet. Coved cornice to ceiling. Well sized 2nd bedroom with outlook to the rear.

Bedroom 3: 8'5" x 7'11" (2.57m x 2.41m)
Double glazed window to rear. Radiator. Fitted carpet. Coved cornice to ceiling. Well presented bedroom 3.

Garage: 15'8" max x 8'4" (4.78m max x 2.54m)
Up and over door access. Potential for accommodation (strpc).

Front Garden:
Drive approached to garage, garden area. Path to main entrance and gated entrance to rear garden.

Rear Garden:
Well presented garden, gated access from front/side. Lawn and shrubbery.

