



BRAMLEYS
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100)		83
A	(81-91)		
B	(69-80)		
C	(55-68)	71	
D	(39-54)		
E	(21-38)		
F	(1-20)		
G			
Not energy efficient - higher running costs			
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ESTATE AGENTS



Bramleys, Stanford-Le-Hope, Essex, SS17 8AG | Offers Over £375,000

- Extended & Versatile 4 Bedroom Family home
- Multiple Off road parking upon frontage
- G/f Shower room plus 1st floor Family Bathroom
- Open plan Living, Kitchen & Dining Design
- Well positioned for schools, leisure, travel and shops
- An amazing home purchase opportunity !



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Stunning, extended ,family home with ultra stylish combined Living , Kitchen and Dining arrangement ,versatile 4 Bedroom layout, Ground floor Shower room and 1st floor family bathroom, multiple off road parking and great location, well positioned for travel, schools, shops and leisure.

Entrance Porch & Reception Hallway 18'3" x 5'6" max (5.56m x 1.68m max)

Open plan through Porch and Entrance reception comprising, understairs storage, Stairs to 1st floor landing, and access to Ground floor bedroom and Living accommodation. New, to be laid, wood theme flooring, smooth finish ceiling, radiator and built in cupboard with double doors.

Open Plan Combined Living, Kitchen & Dining 24'3" x 17' max (7.4m x 5.18m max)

This stunning arrangement is without doubt " The room where it happens ! " This super modern design incorporates stylish , highly specified kitchen with integrated full height separate refrigerator and freezer, integrated oven, microwave, integrated dishwasher, instant boiling water tap system, kickboard vacuum, and induction hob with built in extractor system. Complimented with a new, to be laid, wood style flooring, radiator heating, smooth finish ceiling with array of inset, manual and auto lighting.

The extension to the rear has been designed with elevated, feature height ceiling with natural daylight finding the living space with ease via skylight windows and feature width folding door system providing visual and access to the garden.

Ground Floor Shower Room & Utility 8'7" x 4'1" (2.62m x 1.24m)

Accessed via concealed " secret door" from the living space is this stylish ground floor shower room combined utility with cupboard with space and plumbing for washing machine and tumble dryer. Also comprising shower area, Low flush w.c and wash hand basin. Tiled walls, inset lighting, double glazed window and radiator.

Ground Floor Bedroom 3 10'11" x 9'5" (3.33m x 2.87m)

A versatile room but as designed/ used currently, a great bedroom offering generous dimensions and great presentation with new to be laid wood theme flooring, radiator heating, smooth finish ceiling with inset down lighting and double glazed window.

Landing

The landing has fitted carpet flooring, smooth finish ceiling, access to loft via drop down ladder and access to bedrooms and 1st floor bathroom.

Loft Space

The loft space is accessible via drop down loft hatch ladder and has fitted light and areas of flooring boarded. The Gas Boiler is located in the loft.

Bedroom 1 14'2" x 10'2" (4.32m x 3.1m)

Spacious and well-presented bedroom 1 with fitted carpet to floor, radiator heating , coved edge smooth finish ceiling and double glazing.

Bedroom 2 10'2" x 10'1" (3.1m x 3.07m)

A generous 2nd bedroom size, nicely presented, positioned with outlook to the rear via double glazed window and has radiator heating and wood theme flooring and coved edge ceiling.

Bedroom 4 10'11" x 6'5" max (3.33m x 1.96m max)

The fourth bedroom shows its capabilities well and comprises built in wardrobe over stairwell, desk , bed and drawer unit space complimented with coved edge ceiling. radiator heating, fitted carpet and double glazed window.

1st Floor Bathroom 6'4" x 5'6" (1.93m x 1.68m)

Modern, stylish bathroom suite comprising electric powered shower system over bath accompanied by wash hand basin and low flush w.c. Complimented with coved finish ceiling, towel rail radiator heating, tiled flooring and walls.

Front Garden & Parking

Excellent frontage to this home is an advantage for sure with multiple off road parking space and well-presented garden area too.

Rear garden

A lovely rear garden with patio and lawn area plus fence boundary.

I/We can confirm that these details are correct to my/our knowledge and understanding.

Signed.....(Vendor/s)

Date.....

