



Whilst 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## Branksome Avenue, Stanford-Le-Hope, S17 8DD | Guide Price : £360,000 to £370,000

- 3 Bedroom Semi-Det extended house
- Spacious open kitchen and dining room
- Generous lounge size
- Garage, front and rear garden
- Prime "Branksome Avenue" location
- Quick purchase available with no chain!



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Guide Price: £360,000 to £370,000. Extended, 3 bedroom Semi-Detached house in prime "Branksome Avenue" location comprising; garage, further extension potential, open kitchen/dining room and spacious lounge. Available for quick purchase with No Onward Chain!

Entrance Porch:  
Tiled flooring. Accessed via upvc door. Upvc door to living accommodation.

Lounge: 16'3" x 15'7" (4.95m x 4.75m)  
Double glazed window to front. Radiator. Fitted carpet. Double doors opening to dining room. Stairs leading to first floor.

Dining Room: 16'3" x 9'5" (4.95m x 2.87m)  
Double glazed window to rear. Radiator. Tiled flooring. Access to utility cupboard.

Kitchen: 9' x 7'10" (2.74m x 2.4m)  
Double glazed windows to rear and side. Double glazed door to exterior. Tiled flooring. Range of base and eye level units with work surfaces.

Utility Cupboard:  
Potential for ground floor wc (strpc). Houses gas and electric meters.

Landing: 10'3" x 6'5" (3.12m x 1.96m)  
Fitted carpet. Access to loft via fitted ladder.

Bedroom 1: 14'4" x 9'5" (4.37m x 2.87m)  
Double glazed window to front. Radiator. Fitted carpet.

Bedroom 2: 11' x 9'5" (3.35m x 2.87m)  
Double glazed window to rear. Fitted carpet. Radiator.

Bedroom 3: 9'3" x 6'5" (2.82m x 1.96m)  
Double glazed window to front. Radiator. Fitted carpet. Built-in cupboard over stairwell recess.

Shower Room: 6'4" x 5'6" (1.93m x 1.68m)  
Double glazed window to rear. Radiator. Tiled flooring and walls. Shower, wc and wash hand basin suite.

Front Garden:  
Gated frontage with mature garden design. Potential for additional parking.

Garage:  
Approached via gated dual drive to garage with up and over door.

Rear Garden:  
Patio and lawn garden with gated access at side.

