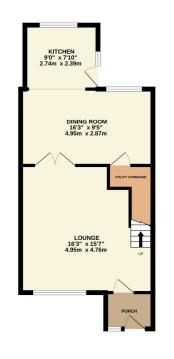
GROUND FLOOR 1ST FLOOR





RANKSOME AVENUE

Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurem of doors, windows, rooms and any other items are approximate and no responsibility is taken for any e omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. The services, systems and appliances shown have not been tested and no guar as to their operation or efficiency can be given.

## THINKING OF SELLING OR TRYING TO SELL?

- Family Firm Established since 1980
- Extensive Buyer Register

The Property Ombudsman

- All Homes Visibly Marketed from Team Agencies in Essex & LONDON
- Accompanied Viewings
- Excellent photography & Floorplans
- Highly Experienced Agency, 1000's successfully SOLD

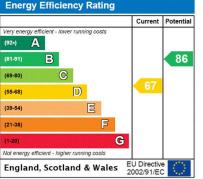














The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All 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.

## JOHN COTTIS



## 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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Registered Proprietors Temp-Green LTD., Trading as John Cottis & Co. Registered in England No. 1534107 Registered Office: 21 Lodge Lane, Grays, Essex, RM17 5RY

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

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.

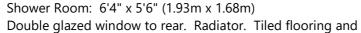
Bedroom 3: 9'3" x 6'5" (2.82m x 1.96m)

Double glazed window to front. Radiator. Fitted carpet.

Built-in cupboard over stairwell recess.







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

Rear Garden:

Patio and lawn garden with gated access at side.









