



FAIRVIEW AVENUE

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-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## Fairview Avenue, Stanford-Le-Hope, SS17 0DT | Guide Price : £450,000 to £475,000

- Parking for 4 cars
- South West facing garden
- Within 0.3 mile C2C station
- Feature cabin
- Bedroom 4 (g/floor) 13'11" x 7'10"
- Re-fitted 4 piece bathroom



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Guide Price: £450,000 to £475,000. Situated within 0.3 mile of Stanford Le Hope's C2C station and High Street is this 3/4 bedroom home. Features south west facing garden, ground floor wc, parking for 4 cars and refitted 4 piece bathroom. EPC (tbc).

Entrance Hall:  
Radiator. Wood laminate flooring. Doors to kitchen, wc and lounge/diner.

Lounge/Diner: 33'4" (10.16) x 12'2" (3.7) < 9'8" (2.95)  
Double glazed window to front. Double glazed door and window to rear. Two radiators. Wood laminate flooring. Stairs leading to first floor with fitted understairs cupboards. Door to:

WC:  
Double glazed window to side. Ceramic tiled flooring. WC and wash hand basin.

Kitchen: 10'7" x 10'7" (3.23m x 3.23m)  
Double glazed window to rear. Wood laminate flooring. Base and eye level units, roll top work surfaces, inset stainless steel single drainer unit with mixer tap. Plumbing and space for dishwasher and washing machine, space for range style cooker (negotiable).

Bedroom 4/Office: 13'11" (4.24) x 7'10" (2.4) + cupboard  
Double glazed window to front. Wood laminate flooring. Built-in storage cupboard.

Landing:  
Fitted carpet.

Bedroom 1: 13'7" (4.14) x 9'9" (2.97) + wardrobes  
Double glazed window to front. Radiator. Fitted carpet. Built-in wardrobes.

Bedroom 2: 13'6" x 10'8" (4.11m x 3.25m)  
Double glazed window to front. Radiator. Fitted carpet. Built-in wardrobes.

Bedroom 3: 9'1" (2.77) x 9'8" (2.95) + wardrobes  
Double glazed window to rear. Radiator. Fitted carpet.

Bathroom: 8'9" x 7' (2.67m x 2.13m)  
Double glazed window to rear. Heated towel rail radiator. Ceramic tiled flooring. 4 piece bathroom suite (fitted 2021) comprising: panelled bath with mixer tap, walk-in shower cubicle, low flush wc and wall hung sink with vanity unit.

Cabin: 16' x 10' (4.88m x 3.05m)  
Two double glazed windows to front. Door to front. A great opportunity as work space bat gym space. Door to storage area.

Storage: 10' x 6' (3.05m x 1.83m)

Garden:  
Corner plot with a maximum width of 43' south west facing garden which has been landscaped with in printed patio and artificial lawn for low maintenance gate giving access to front.

Gated Parking: 20'4" x 14'5" (6.2m x 4.4m)  
An ideal secure parking for a van, car or small boat/jet ski.

Council Tax:  
Band D.

