

AIRVIEW 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 laken 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 guarante as to their operability or efficiency can be given.

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The Property Ombudsman

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Accompanied Viewings

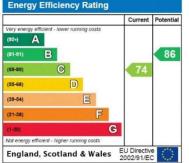
• Excellent photography & Floorplans

• Highly Experienced Agency, 1000's successfully











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



## 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 (q/floor) 13'11" x 7'10"
- Re-fitted 4 piece bathroom







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, Gravs, Essex, RM17 5RY Guide Price: £450,000 to £475,000. Situated within 0.3 mile 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

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. Builtin wardrobes.

Bedroom 2:  $13'6" \times 10'8" (4.11m \times 3.25m)$ 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

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.













