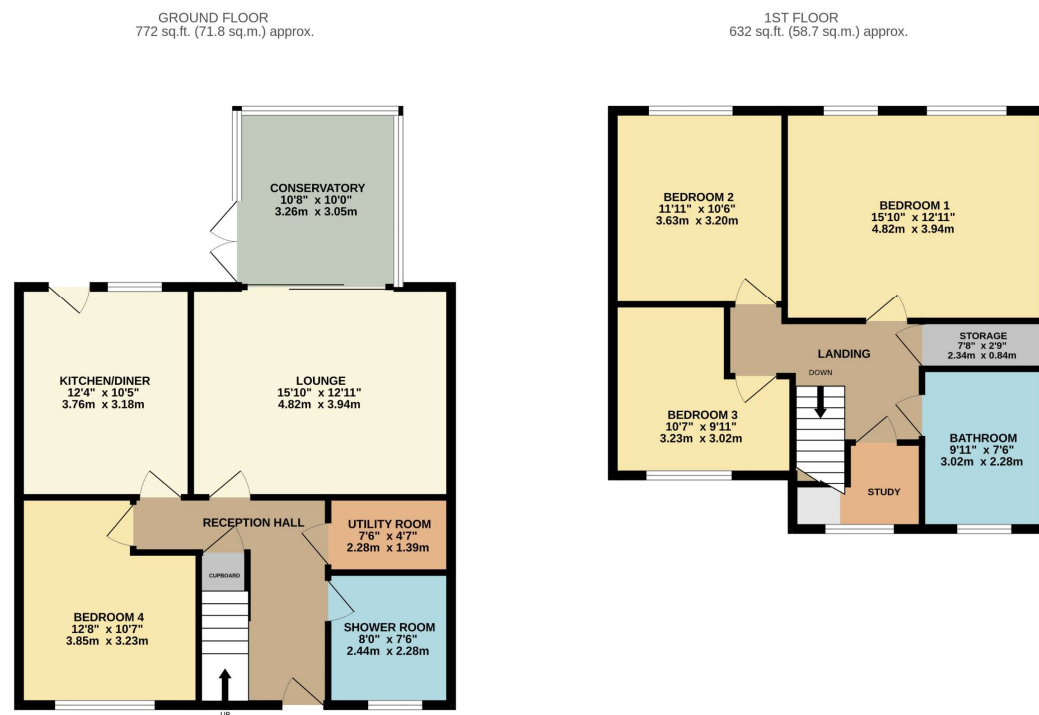




ST MARGARETS AVENUE
TOTAL FLOOR AREA : 1405 sq.ft. (130.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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St. Margarets Avenue, Stanford-Le-Hope, SS17 0SH | Guide Price £425,000 to £450,000

- 4 Bedroom Semi Detached House
- Feature Bathroom + Large Ground Floor Shower room
- 4 Large Bedrooms (See Layout)
- Conservatory and Beautiful Garden
- Close by Train Station, schools & shops



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Guide Price £425,000 to £450,000. Large semi-detached 4-bedroom house boasting a bright, comfortable, and inviting living space. Features a beautiful garden, conservatory, Bathroom plus Shower room, off-street parking, and close by Train Station. Ideal for a family seeking a well-maintained property.

Overview
Presenting a stylish semi-detached house with 4 bedrooms, conveniently situated in a neighbourhood close to the train station, Schools and shops. The interior features a versatile layout with ground floor bedroom and has large ground floor shower room too as well as an indulgently sized first floor bath/shower room. Spacious living area with Lounge and well-appointed kitchen dining. Enjoy the outdoor space with a delightful garden and a sunlit conservatory. This property also offers off-street parking for added convenience. Combining modern living with comfort, this home is perfect for families. Don't miss the chance to call this great home your own! Schedule a viewing today !

Dimensions

Entrance Reception Hallway : 13' (3.96) x 12'5" (3.78) > 7'11" (2.41)
Wood theme flooring, coved ceiling with smooth finish, radiator, stairs to 1st floor level.

Ground Floor Shower Room (Wet room) : 8' x 7'6" (2.44m x 2.29m)
Large and well presented with fitted shower, wet room style flooring, radiator, coved ceiling and double glazing. low flush toilet and hand basin.

Utility Room/ Storage : 7'6" x 4'7" (2.29m x 1.4m)
Useful area for storage and has plumbing for washing machine

Lounge : 15'10" x 21'11" (4.83m x 6.68m)
Lovely Lounge linking to conservatory and has fitted carpet, radiator, double glazed patio door.

Conservatory : 10'8" x 10' (3.25m x 3.05m)
A great space to enjoy natural light and outlook to the garden.

Kitchen Diner : 12'4" x 10'5" (3.76m x 3.18m)
Impressive kitchen for size and presentation comprising fitted kitchen with integrated fridge, oven, hob and dishwasher. Double glazed window and door to the rear, tiled flooring.

Ground Floor Bedroom 4 : 12'8" (3.86) x 10'7" (3.23) > 6'8" (2.03)

A versatile room presented with double glazed window to the front, fitted carpet and radiator heating.

Landing :
The landing area has access to 1st floor rooms and loft access

Bedroom 1 : 15'10" x 12'11" (4.83m x 3.94m)
Generous Bedroom 1 size and benefits pleasant outlook to the rear via double glazed windows. Fitted carpet, bedroom furniture , radiator heating, coved smooth finish ceiling.

Bedroom 2 : 11'11" x 10'6" (3.63m x 3.2m)
Another generous bedroom size, again facing out to the rear looking over the garden. Double glazed window, fitted carpet, radiator and coved smooth finish ceiling.

Bedroom 3 : 10'7" > 7'3" x 9'11" (3.23m > 2.2m x 3.02m)
Another good bedroom size and presented with fitted carpet, double glazed window, and radiator heating.

Study / Storage : 7'11" (2.41) > 4'8" (1.42) x 5'4" (1.63) > 2'8" (0.81)
Small study/ storage room with double glazed window, radiator, coved ceiling and has wall mounted gas boiler. (note stairwell recess)

Storage Cupboard : 7'8" x 2'9" (2.34m x 0.84m)
Useful cupboard space, housing hot water cylinder

First floor bathroom : 9'11" x 7'6" (3.02m x 2.29m)
Indulgently sized and presented with separate shower, bath , hand basin and low flush toilet complimented with double glazed window, radiators and coved ceiling.

Front Exterior :
Off Road Parking provided

Rear Garden :
A beautiful garden presented with patio, lawn, shrubbery and plants.

