



BRANKSOME CLOSE  
 TOTAL FLOOR AREA: 1057 sq.ft. (98.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SELL YOUR HOME WITH US >

SMALL ENOUGH TO CARE  
 BUT BIG ENOUGH TO SUCCEED  
 IN SELLING YOUR HOME



## Branksome Close, Stanford-Le-Hope, Essex, SS17 8BA | £400,000

- 3 Bedroom Semi-Detached chalet style house
- Cul-De-Sac location "Homesteads"
- Off road parking, Garage & 48' garden
- Offered with No Onward Chain!
- Train Station, shops, schools close by
- Potential to extend (strpc)



19 Kings Parade, King Street, Stanford-le-Hope, Essex, SS17 0HP  
 01375 676655 sales@johncottis.co.uk www.johncottis.co.uk

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 Registered Office: 21 Lodge Lane, Grays, Essex, RM17 5RY

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Attractive and versatile property in Cul-De-Sac location with close by Train Station, green spaces, schools and shops. Potential to extend (strpc), off road parking, garage, spacious home, 48' garden and No Onward Chain!

Introduction:  
Elegantly nestled in a sought-after residential area ("Homesteads" ) with added benefit of Branksome Close being a Cul de sac , this attractive semi-detached home boasts a versatile three bedroom arrangement , offering a perfect blend of modern comfort and traditional charm. The property features a generous garden, ideal for relaxing or entertaining guests, along with the convenience of off-street parking and an attached garage for secure storage or further accommodation potential ( s.t.r.c). The interior is thoughtfully designed with feature entrance reception, bright and airy living space, with open linked Lounge and Dining Room, a well-equipped kitchen, and a modern ground floor shower room plus a 1st floor separate W.C . The location offers easy access to local amenities, plentiful open green spaces, schools, and transport links including a Train Station ( C2C ), making it an ideal choice for families or professionals looking for a peaceful yet convenient lifestyle. Don't miss the opportunity to make this lovely property your new home. No Onward Chain ! Contact us today to arrange a viewing.

Entrance Reception: 15'7" (4.75) max x 7'11" (2.41) max  
Double glazed window to front. Radiator. Fitted carpet.  
Vaulted ceiling.

Lounge/Diner: 28'3" x 11'9" (8.6m x 3.58m)  
Double glazed window to front. Double glazed sliding patio doors to rear. Two radiators. Fitted carpet. Feature fireplace design.

Kitchen: 10'8" x 7'11" (3.25m x 2.41m)  
Double glazed window and door to rear. Tiled flooring. Fitted kitchen with range of base and eye level units and work surfaces. Single drainer sink unit.

Shower Room: 8' x 4'1" (2.44m x 1.24m)

Double glazed window to side. Tiled flooring and walls. Modern shower room with shower enclosure, wc and wash hand basin.

Landing:  
Fitted carpet.

Lobby:  
Fitted carpet.

Bedroom 1: 12'5" (3.78) x 11'9" (3.58) + wardrobe  
Double glazed window to front. Radiator. Laminate wood flooring. Built-in wardrobe.

Bedroom 2: 11'9" x 6'6" (3.58m x 1.98m)  
Double glazed window to rear. Laminate wood flooring.

Bedroom 3: 9'8" x 7'11" (2.95m x 2.41m)  
Double glazed window to rear. Laminate wood flooring.

WC: 4'11" x 4' (1.5m x 1.22m)  
Double glazed window to rear. Radiator. Wash hand basin and wc suite.

Garage: 17'11" x 8' (5.46m x 2.44m)  
Location of boiler. Up and over door and personal door link to garden.

Front Exterior:  
Off road parking provided, shrub border, access to garage and front entrance.

Rear Garden: Approx 48' (Approx 14.63m)  
Established garden with patio, lawn and shrubbery. Personal door to garage.

