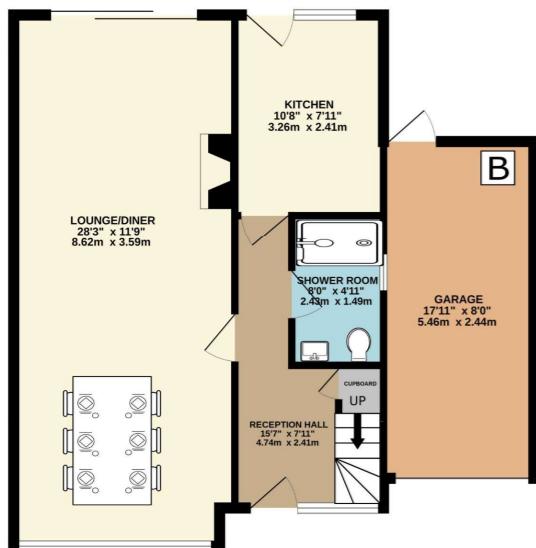
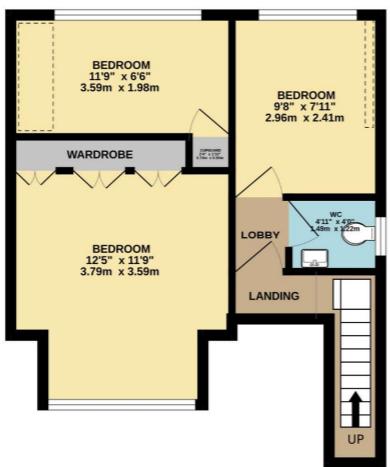


GROUND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



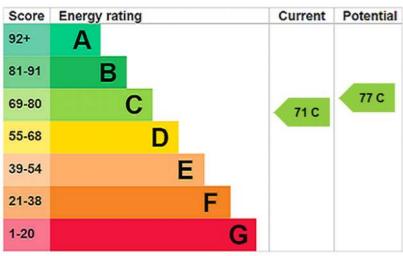
1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026

## THINKING OF SELLING OR TRYING TO SELL?

- Family Firm Established since 1980
- Extensive Buyer Register
- All Homes Visibly Marketed from Team Agencies in Essex & LONDON



JOHN COTTIS  
ESTATE AGENTS

SELL YOUR HOME WITH US >

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

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

ESTATE AGENTS



**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

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

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.

