



FOURTH AVENUE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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. Made with Metropix ©2022

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# JOHNCOTTIS ESTATE AGENTS



**Fourth Avenue, Stanford-Le-Hope, Essex, SS17 8HN | £650,000**

- The best road in town?
- Train station/M25A13 road links
- 100ft garden, Garage & Parking
- Separate lounge/dining & Conservatory
- 4 Bedroom detached house
- G/F WC, family bathroom + en suite



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One of the best roads in town. Not just a great home, more a lifestyle opportunity to reside in this road and so conveniently located for reaching A13/M25/Train access for London/London Gateway/Lakeside/Blue Water/Leisure shopping etc. 100ft garden, 4 bedrooms, Ensuite & conservatory.

We are very pleased to be trusted Sole Agent for this prestigious in position and stature 4 bedroom fully detached home located in "Fourth Avenue", Stanford Le Hope, a location with a variety of ideal to have, nearby amenities including A13/M25/A127 access routes, TRAIN STATION, local shopping as well as reaching Lakeside, Bluewater for shopping and leisure. Very close by is local sports facility and swimming pool, parks, nature reserves and selection of schools.

The home has a great plot with impressive fronted access via remote gates and providing off road parking/garage approach. The garden offers plenty of space for versatility at approx 105ft.

Internally the home has clearly been very well maintained and has impressive kitchen/breakfast room, separate dining room with linked conservatory, lovely lounge positioned with access to garden, g/f WC, 4 great bedrooms, (en suite to bedroom 1) and stylish family bathroom.

Entrance Hall: Radiator. Tiled flooring. Coved cornice to smooth finish ceiling. Stairs leading to first floor.

Kitchen/Breakfast Room: 13' x 11'1" (3.96m x 3.38m) Double glazed window to front. Double glazed door to side. Tiled flooring. Coved cornice to smooth plastered ceiling. Modern styled kitchen design with range of integrated appliances.

Dining Room: 10'2" x 9'1" (3.1m x 2.77m) Radiator. Tiled flooring. Coved cornice to smooth plastered ceiling. Open to conservatory.

Conservatory: 9'11" x 8'7" (3.02m x 2.62m) Double glazed windows and French doors. Radiator. Tiled flooring.

Ground Floor WC: 6'3" x 2'10" (1.9m x 0.86m) Double glazed window to front. Radiator. Tiled flooring. WC and wash hand basin.

Lounge: 17'3" x 13'7" max (5.26m x 4.14m max)

Landing: Fitted carpet. Access to loft. Doors to bedrooms, bathroom and built-in cupboard.

Bedroom 1: 14'9" x 12'8" x 11'7" (4.5m x 3.86m x 3.53m) Double glazed window to front. Radiator. Fitted carpet. Coved cornice to ceiling. Door to en suite.

En suite: 8'4" x 3'2" (2.54m x 0.97m) Double glazed window. Tiled floor and walls. Modern shower, WC and wash hand basin suite.

Bedroom 2: 10'3" x 10'6" (3.12m x 3.2m) Double glazed window to rear. Radiator. Laminate wood flooring. Coved cornice to ceiling.

Bedroom 3: 12'3" x 9'2" x 7'7" (3.73m x 2.8m x 2.3m) Double glazed window to rear. Radiator. Fitted carpet. Coved cornice to ceiling.

Bedroom 4: 11'5" x 7'6" (3.48m x 2.29m) Double glazed window to front. Radiator. Fitted carpet. Coved cornice to ceiling.

Bathroom: 8'1" (2.46) x 8'5" (2.57) x 6'1" (1.85) Double glazed window to side. Tiled walls and tiled flooring. Modern white bath, WC and wash hand basin.

Garden: Approx 100' (Approx 30.48m) Established garden with patio and lawn.

Front Exterior: Remote gated entrance to block paviour laid frontage. Gated access to side, leading to rear.

Garage: Up and over door.

