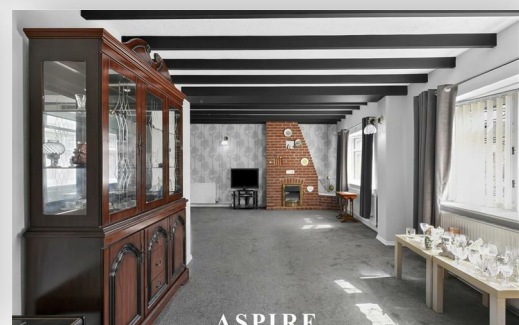


**To arrange a viewing contact us
today on 01268 777400**



Giffords Cross Road, Stanford-Le-Hope £550,000

Aspire Estate Agents are delighted to present this spacious three-bedroom detached property, ideally situated on Gifford Cross Road, offering excellent access to the A13 and M25, as well as a variety of local schools, shops and amenities.

Offered for sale chain free, this substantial family home provides generous and versatile accommodation throughout and offers huge potential for buyers looking to modernise and transform the property into their ideal home.

The ground floor comprises a welcoming entrance porch leading into the hallway, a particularly spacious living room, fitted kitchen, separate utility room, ground floor WC, conservatory and a separate dining room. The generous proportions and versatile layout provide plenty of space for comfortable family living and entertaining.

To the first floor are three well-proportioned bedrooms and a family bathroom. The bedrooms are all of a good size, making this an ideal home for families or buyers looking for additional space.

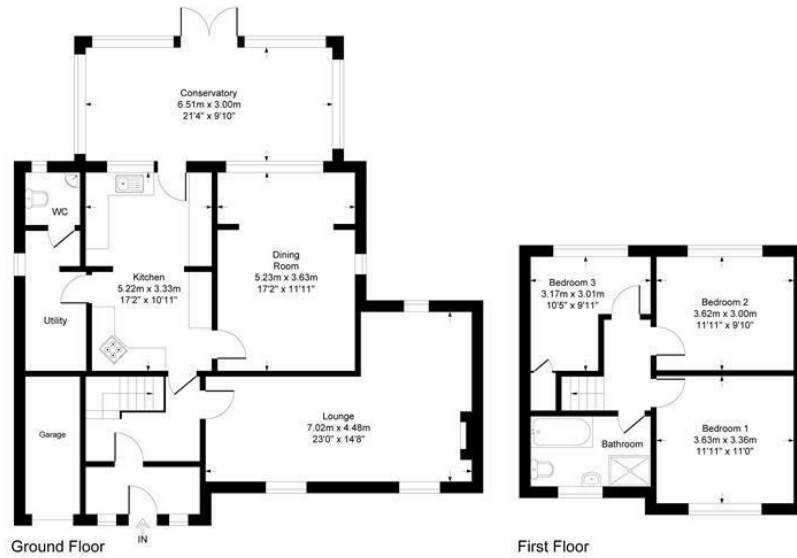
Externally, the property benefits from excellent off-street parking to the front, with an in-and-out driveway providing ample parking and access to the garage. To the rear is a lovely garden offering a pleasant outdoor space for relaxing and entertaining, with the added benefit of convenient side access.

With its generous accommodation, detached layout and excellent potential for improvement, this property presents a fantastic opportunity for those looking to create their dream family home. Its convenient location close to the A13 and M25, together with nearby schools and amenities, further adds to its appeal.

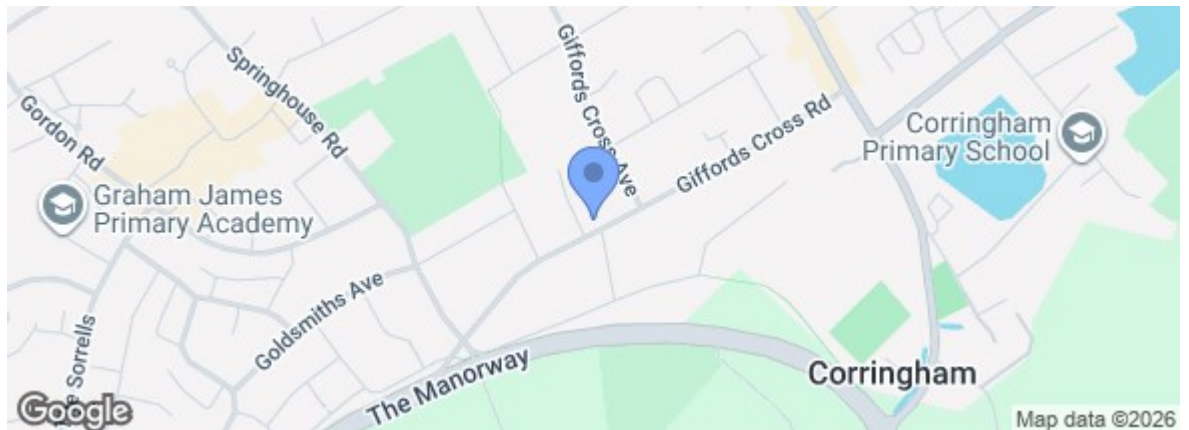
Viewing is highly recommended to fully appreciate the space, potential and opportunities this property has to offer.

43 Giffords Cross

Approximate Gross Internal Floor Area = 153.8 sq m / 1655 sq ft
(Including Garage)
Garage = 5.2 sq m / 56 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.