



## Branksome Avenue, Stanford-Le-Hope

Guide Price £400,000



- Three-bedroom semi-detached home that offers more than meets the eye
- Double storey extension = extra space where it really counts
- Spacious lounge/diner ready for everything from relaxing to entertaining
- Well-positioned kitchen that keeps life running smoothly
- Larger bedrooms thanks to the extension — room to truly unwind
- Exceptionally spacious accommodation extending to approximately 1,150 sq. ft
- Bathroom with separate shower and bath — best of both worlds
- Integral garage with potential for storage or future conversion
- Driveway parking for everyday convenience
- Close to Stanford-le-Hope Station and A13 — ideal for commuters



## Guide Price £400,000 - £450,000

### Looking for a home with space that actually delivers? This three-bedroom semi-detached property on Branksome Avenue in Stanford-le-Hope might be exactly what you've been waiting for.

Thanks to a double storey extension, this home offers more than meets the eye — giving you that all-important extra room to live, work and relax without compromise. From the moment you step inside, the layout feels spacious, practical and ready for real life.

The standout feature on the ground floor is the extended lounge/dining area — a bright, open space that easily adapts to whatever your day looks like. Whether it's a quiet night in, a busy family evening or hosting friends, this room handles it all with ease.

The kitchen sits conveniently alongside, offering a functional and well-planned space that keeps everything within easy reach. There's also the added bonus of an integral garage — ideal for storage, hobbies or even future conversion if you're thinking ahead.

Upstairs is where the extension really comes into its own. The bedrooms are noticeably larger, giving everyone their own comfortable space. The main bedroom benefits from fitted wardrobes, ticking that all-important storage box, while the remaining rooms are equally versatile — perfect for family, guests or working from home.

The family bathroom is designed with practicality in mind, featuring both a separate shower and bath — because sometimes you need quick and convenient, and other times you want to relax and unwind.

Additional benefits include a combi boiler for efficiency and driveway parking, making day-to-day living that bit easier.

Location-wise, this one works just as hard as the house itself. Stanford-le-Hope railway station is within easy reach, making commuting straightforward, while the nearby A13 keeps you well connected by road. Local shops, schools and amenities are all close by, adding to the overall convenience.

All in all, this is a home that offers more space, more flexibility and more potential — the kind of place that grows with you.

Located in Stanford-le-Hope, this well-connected town offers a great balance of convenience, community and accessibility, making it a popular choice for families and commuters alike. The area provides a range of everyday amenities including local shops, supermarkets, schools and leisure facilities, all centred around a welcoming high street. For commuters, Stanford-le-Hope railway station offers direct links into London Fenchurch Street, while excellent road connections via the nearby A13 ensure easy travel across Essex and into the capital. Residents also benefit from access to open green spaces and nearby coastal walks along the Thames Estuary, adding a more relaxed, outdoor element to daily life. Combining practicality with a strong sense of community, Stanford-le-Hope continues to attract a wide range of buyers looking for well-connected suburban living.



**THE SMALL PRINT:**

Material Information: <https://reports.sprift.com/property-report/134-branksome-avenue-stanford-le-hope-ss17-8by/5221904>

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

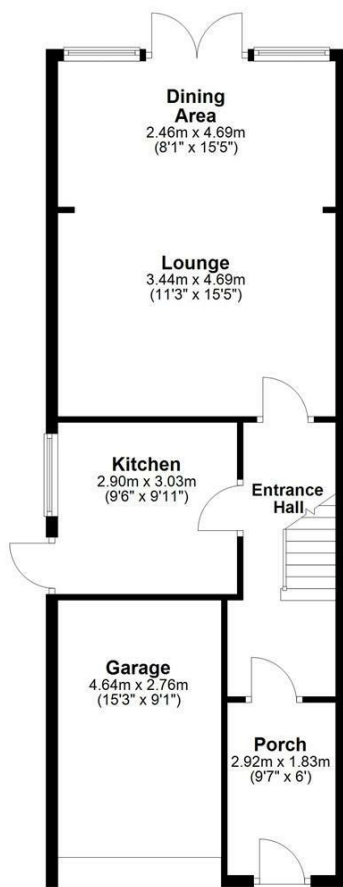
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

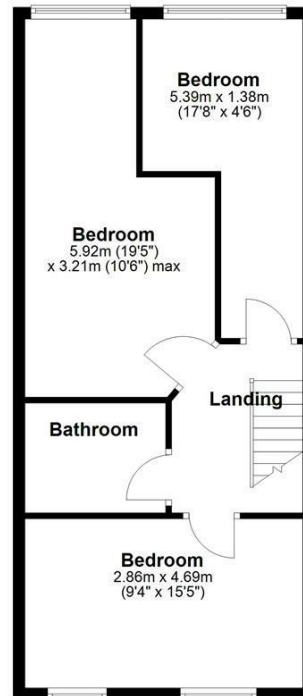
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



**Ground Floor**



**First Floor**





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