



BRANKSOME AVENUE
 TOTAL FLOOR AREA: 1090 sq.ft. (101.3 sq.m.) approx.
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ESTATE AGENTS



Branksome Avenue, Stanford-Le-Hope, SS17 8BY | Guide Price: £425,000 to £450,000

- 2006 built 3 double bedroom house
- Indulgent spec level throughout home
- Train station, Bus route, shopping & leisure centre
- Well presented garden
- Integral Garage & multiple parking
- Virtual tour + onsite viewings available now



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GUIDE PRICE: £425,000 TO £450,000. An indulgent specification at this 3 double bedroom, stylish 2006 built home, in desirable location within convenient reach of public transport, shopping, leisure centre, schools and more. Spec includes luxury ensuite/step in wardrobe to bedroom 1, feature bath/shower room & impeccable presentation

Introduction:
We are delighted to offer this outstanding 2006 built home to the market, located in Branksome Avenue" a highly regarded location in Stanford Le Hope with a wide variety of fine homes. The location also offers convenient reach of numerous amenities, noting nearby public transport with bus routes and Train Station, road links to A13, schools, brand name shops/supermarket, sports/leisure centre, park areas and more. see map for further information.

Externally a modern home design, with attractive "kerb appeal" being built in 2006 and provides frontage capable of multiple off road parking and provides vehicular entrance to the integral garage of which is well presented internally and has useful personal door link into the home. The rear garden has low maintenance appearance with lawn and ready to relax patios.

Internally this fine home continues to present very well and affords stylish, appliance equipped kitchen, generous lounge dining and convenience of a ground floor wc at ground level. To the first floor, a surprising delivery of 3 double bedrooms with bedroom 1 standing out with en suite and step in style wardrobe. The bath and shower room again very well designed with stylish, modern suite.

Overall a very impressive home offering, in our opinion.
Check out our virtual tour of the home whilst arranging your onsite viewing.

Entrance Reception Hallway:
Via upvc double glazed door. Radiator. Tiled flooring. Coved cornice to smooth plastered ceiling with inset lights. Stairs leading to first floor. Doors to integral garage, kitchen, lounge, dining and ground floor wc.

Kitchen/Breakfast Room: 11'7" x 8'1" (3.53m x 2.46m)
Upvc double glazed window to front. Tiled wall area and tiled floor. Coved cornice to smooth plastered ceiling with inset lights. Base and eye level units with work surfaces, display style wall cabinets, one and one half bowl sink drainer unit, integrated appliances including dishwasher, washing machine, refrigerator and freezer, oven and 5 burner gas hob.

Ground floor wc:
Upvc double glazed window to side. Radiator. Tiled flooring, wc and wash hand basin.

Lounge/Dining: 21'4" x 11'5" max (6.5m x 3.48m max)
Upvc double glazed French doors and window to rear. Radiator. Wood theme flooring. Coved cornice to smooth plastered ceiling with inset lights.

Integral Garage: 15'2" x 8'2" (4.62m x 2.5m)
Personal door. Up and over door. Power and light connected.

Landing:
Double glazed window to side. Fitted carpet. Access to loft. Doors to first floor bedrooms and bathroom.

Bedroom 1 with step in wardrobe + En suite: 13' (3.96) x 10'3" (3.12) + wardrobe.
Double glazed window to rear. Radiator. Fitted carpet. Coved cornice to ceiling with inset lights. Mirror sliding doors to step in wardrobe. Door to en suite.

Bedroom 2: 12'7" x 11'10" max (3.84m x 3.6m max)
Double glazed window to front. Radiator. Fitted carpet. Coved cornice to ceiling with smooth plastered ceiling.

Bedroom 3: 11'11" x 8'5" (3.63m x 2.57m)
Double glazed window to front. Radiator. Fitted carpet. Coved cornice to smooth plastered ceiling.

Bathroom: 10'9" max x 9' (3.28m max x 2.74m)
Upvc double glazed window to rear. Towel rail radiator. Wood themed flooring. Coved cornice to smooth plastered ceiling with inset lights and extractor fan. Panelled bath, wash hand basin, wc, shower enclosure.

Front Exterior:
Multiple off road parking provided, gated access to side/leading to rear.

Rear Garden: Approaching 30' (Approaching 9.14m)
Neatly presented garden with lawn area and decorative path and patios. Gated access from front.

