

Branksome Avenue, Stanford-Le-Hope, SS17

Offers Over **£325,000**

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Offered for sale with the added advantage of no onward chain, situated just 1.1 miles from Stanford-le-Hope Station and within walking distance to various local amenities, is this three-bedroom semi-detached house. The property is ideal for first-time buyers looking to put their own stamp on a home, with good local schools within easy reach for growing families.

Upon entering the home via the enclosed porch, you are greeted with a welcoming hallway with stairs rising to the first floor.

Drawing light from the large bay window to the front elevation, the spacious reception room measures 15'4 x 12'1 provides ample space for comfortable living. A feature fireplace provides a focal point, and a doorway leads through to the kitchen / dining room.

Spanning the rear of the home, the kitchen / dining room measures 15'1" x 9'4" and is fitted with a range of wall and base units, with worktops extending along three sides. There is space for a family dining table, while a wide window overlooks the garden and a glazed door provides direct access outside.

Heading upstairs, the first floor comprises two double bedrooms and a third bedroom currently arranged as a home office. Overlooking the rear garden, the principal bedroom measures 13'7" x 9'1" and benefits from fitted wardrobes. The second double bedroom measures 11'3" x 9'1", while the third bedroom measures 8'2" x 6'3".

Completing the first floor is a tiled family shower room with a corner shower enclosure, wash basin, WC and bidet.

Externally, the property benefits from a shared driveway leading to a single garage with electric roller door and convenient side access.

The rear garden measures approximately 42', providing a pleasant outdoor space for relaxation and recreation.

Located in close proximity to good local schools and amenities, this home is well-positioned for convenience and community living.

According to the vendor:

Heating: Gas Central Heating
Broadband: Connected, the current provider is Vodafone
Mobile Coverage: Vendor advises that mobile phone coverage is generally reliable.
Sewerage: Connected to the main sewage network.













- No Onward Chain
- Three Bedrooms
- Semi-Detached House
- Spacious Reception Room
- Kitchen / Dining Room
- Family Bathroom
- Side Access To Garage
- 42' Rear Garden
- Close Proximity To Good Local Schools
- 1.1 Miles From Stanford-le-Hope Station

In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address.
Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks.
Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.


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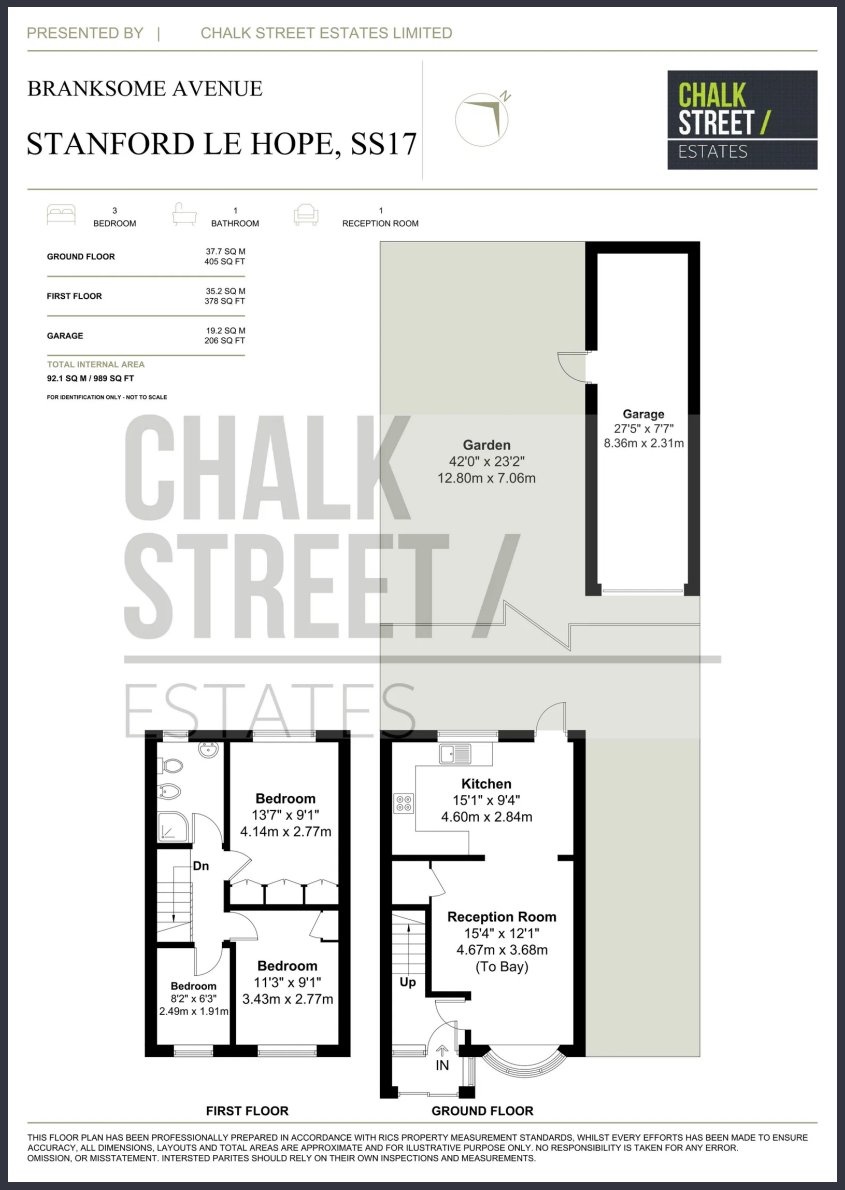

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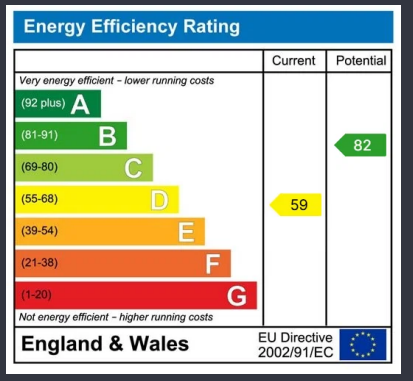

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