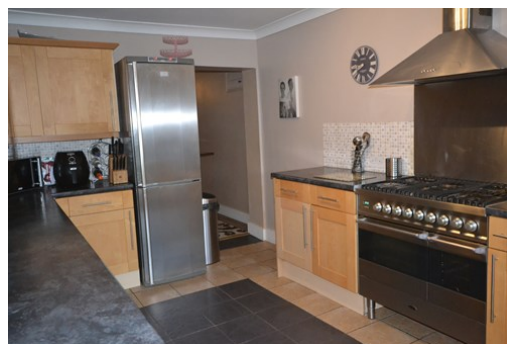




## Burgess Avenue Stanford-le-Hope SS17 0AU

- 3 BED SEMI DETACHED HOUSE
- LOUNGE/DINER 33' 0" x 12' 2"
- KITCHEN 16' 2" x 9' 7"
- BATHROOM 10' 3" x 6' 11"
- UTILITY 5' 9" x 5' 1"
- GAS CENTRAL HEATING
- GARDEN APPROX 100FT



Spacious 3 bed semi detached house in Stanford Le Hope within walking distance to C2C station. Close to Corringham town centre and local schools. This property has been extended and has potential for another storey extension (subject to planning permission). Viewing advised. Features above.

# £330,000 Freehold

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 to 100) A	
(81 to 91) B	84
(69 to 80) C	
(55 to 68) D	62
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	
England, Wales & N.Ireland EU Directive 2002/91/EC	

## ENTRANCE

Via UPVC double glazed door to hall.

## HALL

Smooth plastered ceiling. Oak effect laminate flooring. Carpeted stairs to first floor. Large storage cupboard. Under stairs storage. Radiator.

## LOUNGE/DINER

10.06m x 3.70m (33' 0" x 12' 2") Coving to textured ceiling. Oak effect laminate flooring. UPVC double glazed window to front. UPVC double glazed patio doors to rear. Large storage cupboard. Radiator. Ornate wooden fire surround with gas fire.

## UTILITY

1.76m x 1.54m (5' 9" x 5' 1") Coving to textured ceiling. Tile effect laminate flooring. UPVC double glazed window to flank. Roll top work surface. Plumbing for washing machine. Wall mounted sink. Radiator.

## BATHROOM

3.13m x 2.12m (10' 3" x 6' 11") Smooth plastered ceiling. Ceramic tiled flooring. UPVC double glazed window to flank. Cupboard housing boiler. Curved walk in mains shower. Large Jacuzzi bath with center taps. Low level wc. Modern glass bowl sink with mixer tap.

## KITCHEN

4.94m x 2.91m (16' 2" x 9' 7") Coving to smooth plastered ceiling. Ceramic tiled floor. Range of eye and base level cupboards and drawers with roll top work surfaces. Britannia duel fuel range cooker with extractor above. Round stainless steel sink and drainer with mixer tap. Integrated dishwasher and space for tumble dryer. Ceramic tiled splash back. UPVC double glazed window and door to rear.

## LANDING

Smooth plastered ceiling with hatch to loft. Fitted carpet.

## BEDROOM ONE

5.04m x 3.16m (16' 6" x 10' 4") Coving to smooth plastered ceiling. Fitted carpet. UPVC double glazed window to front and rear. Fitted cupboard. Radiator.

## BEDROOM TWO

3.65m x 2.65m (12' 0" x 8' 8") Smooth plastered ceiling. Wood laminate flooring. UPVC double glazed window to rear. Original fire place. Radiator. Fitted wardrobe.

## BEDROOM THREE

2.82m x 2.42m (9' 3" x 7' 11") Smooth plastered ceiling. Fitted carpet. UPVC double glazed window to front. Radiator.

## REAR GARDEN

Approximately 100ft. Immediate decked patio area. Large ornate pond. Mainly laid to lawn with mature trees and shrubs. Shed to remain.

## FRONTAGE

Shingled for parking with side access to rear.