



## Silvertown Avenue, Stanford-le-Hope

**£345,000** Freehold

**SOLD**

Ali & Co are delighted to present this well presented extended, refurbished TWO BEDROOM end Terrace home , located on a quite road in STANFORD LE HOPE ,The property is well positioned within easy reach of all local amenities and schools in the area.

CHAIN FREE | Close to Town Centre | Driveway | Extended Family Home | Fantastic Location | Newly Renovated |

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**Ali&Co**  
PROPERTY SERVICES



# REFURBISHED TWO BEDROOM HOME

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LOCATION: located just 0.5 miles from Stanford Le Hope Railway Station , providing convenient access to the A13. local Schools and amenities are all within walking distance to the property.

ACCOMMODATION: The entrance hallway with downstairs WC leads to a spacious extended open plan kitchen dinning area , increasing the living space providing a separate lounge making it a fantastic versatile space. The property has a downstairs WC and modern walk in shower room.

MODERN FEATURES:The property has undergone extensive refurbishment ,The large rear extension has a stunning new kitchen with modern appliances making this a great family space.

BEDROOMS: The property has two generously sized double bedrooms .

EXTERNALLY : The outdoor space has been transformed with professional landscaping, creating a beautiful garden backing onto open fields, the front driveway offers ample parking.

Internal viewings highly recommend , please call today to arrange your viewing.

Council Tax Band: C (Thurrock Council)  
Tenure: Freehold  
Parking options: Off Street  
Garden details: Private Garden

**Bedroom 1**  
w: 2.89m x l: 4.17m x h: 2.5m (w: 9' 6" x l: 13' 8" x h: 8' 2")

**Bedroom 2**  
w: 2.95m x l: 3.56m x h: 2.5m (w: 9' 8" x l: 11' 8" x h: 8' 2")

**Kitchen**  
w: 6m x l: 3.52m (w: 19' 8" x l: 11' 7")

**Living room**  
w: 2.84m x l: 5.39m x h: 2.5m (w: 9' 4" x l: 17' 8" x h: 8' 2")

**Dining**  
w: 3.5m x l: 4.49m x h: 2.5m (w: 11' 6" x l: 14' 9" x h: 8' 2")







Total area: approx. 89.8 sq. metres (966.9 sq. feet)  
**Silvertown Avenue**



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>59</b>		<b>79</b>	
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> )		

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.