



## Second Avenue, Stanford-le-Hope

**£450,000** Freehold

**SOLD**

Ali & Co are delighted to present this STUNNING THREE BEDROOM SEMI DETACHED Family home in Stanford -le-hope.

Close To Station | Extended | Fantastic Location | Great School Catchment | Three generously sized bedrooms | Driveway and garage for off street parking | Air Conditioning | Summer House | Modern Kitchen with Quality Appliances |

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**Ali&Co**  
PROPERTY SERVICES



## FANTASTIC THREE BEDROOM FAMILY HOME

Ali & Co are delighted to present this STUNNING THREE BEDROOM SEMI DETACHED Family home in Stanford -le-hope.

**LOCATION:** Nestled in the highly sought after Second Avenue, this beautifully presented home offers spacious living in one of Stanford-le-Hope's most desirable residential areas. Located within easy reach of local schools, parks and amenities, the property has excellent transport links, 1 mile from Stanford-le-Hope C2C station and is within easy reach of the A13 and M25.

**ACCOMMODATION:** This immaculately presented home offers spacious and modern living throughout. Upon entering, you are greeted by a bright and welcoming hallway leading into a large, stylish lounge/dinning area perfect for relaxing and entertaining. The contemporary newly fitted extended stylish kitchen, featuring high spec, Quartz worktops, integrated appliances, ample storage, and a sleek finish. The ground floor also benefits from a convenient downstairs WC. Upstairs, you'll find three generously sized bedrooms, and a modern newly fitted family bathroom ideal for family living. Air conditioning is fitted throughout the property.

**EXTERNALLY:** Step into a stunning rear garden that truly sets this property apart. At its heart is a luxurious summer house, thoughtfully designed to serve as a fully equipped bar and gym ideal for hosting guests or enjoying your own private retreat. An additional outbuilding offers versatile space for storage, hobbies, or a home office.

Internal viewings highly recommended, please call the office today on 01375 806786 to arrange a viewing of this beautifully presented home.

Council Tax Band: C (Thurrock Council)  
Tenure: Freehold  
Parking options: Driveway  
Garden details: Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains

### Bedroom 1

w: 3.72m x l: 2.96m (w: 12' 2" x l: 9' 9")

### Bedroom 2

w: 3.24m x l: 2.99m (w: 10' 8" x l: 9' 10")

### Bedroom 3

w: 2.61m x l: 1.89m (w: 8' 7" x l: 6' 2")

### Lounge

w: 3.72m x l: 5.91m (w: 12' 2" x l: 19' 5")

### Dining

w: 2.13m x l: 2.67m (w: 7' x l: 8' 9")

### Kitchen

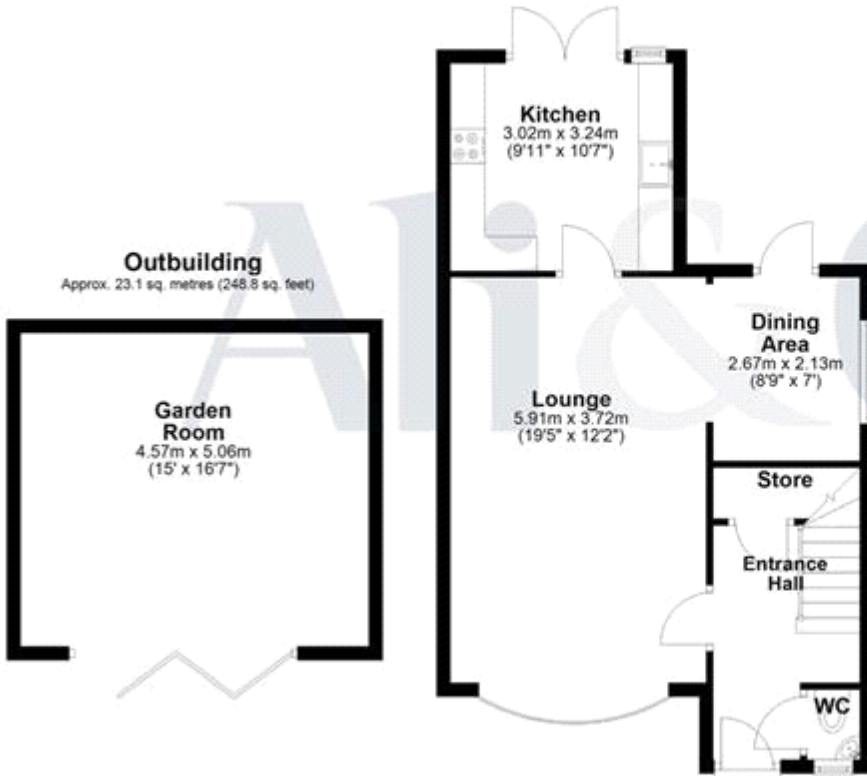
w: 3.24m x l: 3.02m (w: 10' 8" x l: 9' 11")





### Ground Floor

Approx. 48.0 sq. metres (516.8 sq. feet)



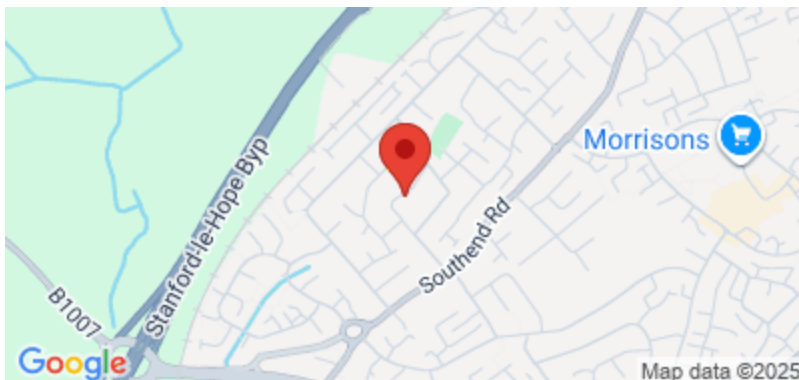
### First Floor

Approx. 36.0 sq. metres (387.6 sq. feet)



Total area: approx. 107.1 sq. metres (1153.2 sq. feet)

**Second Avenue, Stanford Le Hope**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	65	80
England & Wales		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.

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/fittings 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.