



Stanford -Le-Hope £645,000





## **COVERED PORCH**

Stained glass door to:

## **ENTRANCE HALL**

Ladder radiator. Coved ceiling with inset lighting. Tiled flooring. Power points. Spindled staircase to first floor. Feature ornamental fireplace.

## **LOUNGE** 21' 3" x 17' 2" (6.47m x 5.23m)

Twin double glazed French doors. Two cast iron radiators. Coved ceiling. Fitted carpet. Power points. Feature Inglenook fireplace with stone hearth and log burner.

## **'L' SHAPED CONSERVATORY** 28' 6" > 10' 6" x 16' 4" (8.68m > 3.20m x 4.97m)

Double glazed to three aspects with French doors to garden. Cast iron radiator. Polycarbonate roof. Slate flooring. Hot and cold water taps. Double glazed door to veranda.

## **KITCHEN** 13' 1" x 12' 0" (3.98m x 3.65m)

Double glazed window to rear. Cast iron radiator. Coved ceiling. Slate flooring. Power points. Range of base and eye level units with granite work surfaces. Inset Butler style sink with mixer tap. Recess for range style cooker. Integrated dishwasher and fridge. Tiled splashbacks. Island unit with granite work surface. Double glazed door to veranda.

## **UTILITY ROOM** 8' 1" x 5' 7" (2.46m x 1.70m)

Double glazed door to side. Coved ceiling. Tiled flooring. Power points. Work surface with recess and plumbing for automatic washing machine.



## 92 Branksome Avenue, Stanford-Le-Hope, Essex, SS17 8BH

### **BEDROOM TWO** 16' 0" x 11' 10" (4.87m x 3.60m)

Double glazed bay window to front. Radiator. Coved ceiling. Fitted carpet. Power points. Feature cast iron fireplace.

### **BEDROOM THREE** 11' 11" x 11' 1" (3.63m x 3.38m)

Double glazed window to side. Radiator. Coved ceiling. Fitted carpet. Power points. Feature cast iron fireplace.

### **BEDROOM FOUR** 10' 2" x 10' 0" (3.10m x 3.05m)

Double glazed bay window to front. Radiator. Coved ceiling. Fitted carpet. Power points. Feature fireplace with tiled insert. Built in wardrobe cupboard.

### **BATHROOM**

Obscure double glazed window. Cast iron radiator. Coved ceiling. Tiled flooring. White suite comprising of WC. Free standing roll top bath with central mixer tap and ball and claw feet. Pedestal wash hand basin. Shower cubicle with mixer shower. Panelling to walls.

### **LANDING**

Two velux windows. Fitted carpet.

### **MAIN BEDROOM** 17' 5" > 11'10 x 13' 10" (5.30m > 3.60m x 4.21m)

Double glazed window to rear. Velux window to front. Inset lighting to ceiling. Fitted carpet. Power points. Eaves storage.

### **DRESSING ROOM** 11' 10" x 4' 11" (3.60m x 1.50m)

Velux window to front. Range of fitted wardrobes with hanging and shelf space. Fitted carpet. Power points.





## **SHOWER ROOM**

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. White suite comprising of vanity wash hand basin with drawer space under. Low flush WC. Corner shower cubicle with mixer shower. Contrasting tiling to walls and floor.

## **REAR GARDEN** Approximately 80' x 60' (24.37m x 18.27m)

Immediate veranda stepping to lawn with flower and shrub borders and a variety of trees. Gated side entrance. Personal door to garage. Large shed.

## **FRONT GARDEN**

Electrically operated twin gates to in and out stone driveway providing parking for numerous vehicles. Shrub bed.

## **DOUBLE GARAGE** 18' 7" x 17' 5" (5.66m x 5.30m)

Twin electric up and over doors. Power and light. Loft storage. Door to storeroom.

## **STOREROOM** 13' 8" x 7' 2" (4.16m x 2.18m)

Double glazed windows. Range of base units with inset sink unit. Power and light. Double glazed door to garden.



**AGENTS NOTE**

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment.
3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment.
4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin.
5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.





92 Branksome Avenue, Stanford-Le-Hope, Essex, SS17 8BH



**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.**

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.





## Energy Performance Certificate



92, Branksome Avenue, STANFORD-LE-HOPE, SS17 8BH

**Dwelling type:** Detached bungalow  
**Date of assessment:** 05 May 2012  
**Date of certificate:** 11 May 2012  
**Reference number:** 8172-6125-9090-2885-4902  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 153 m<sup>2</sup>

### Use this document to:

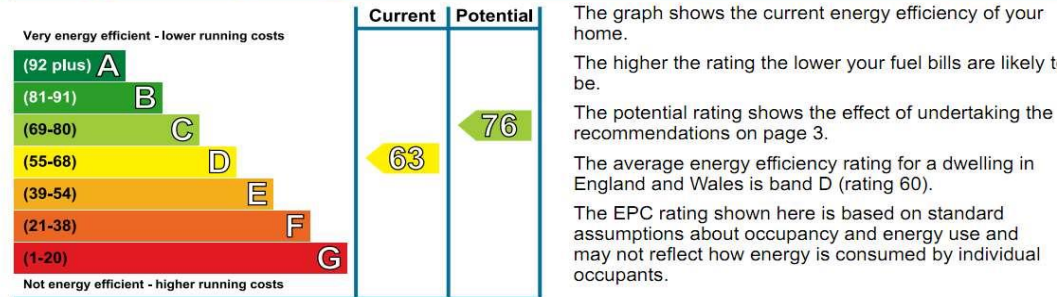
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,630</b>
<b>Over 3 years you could save</b>	<b>£ 681</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 195 over 3 years	
Heating	£ 2,988 over 3 years	£ 2,406 over 3 years	
Hot Water	£ 348 over 3 years	£ 348 over 3 years	
<b>Totals</b>	<b>£ 3,630</b>	<b>£ 2,949</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 462
2 Low energy lighting for all fixed outlets	£60	£ 84
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 135

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.