

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Hearsall Avenue, Stanford-le-Hope, SS17 7EH



**GUIDE PRICE £425,000 - £435,000**

This four bedroom semi-detached property has been recently refurbished throughout by the current owners and benefits from having open plan living accommodation; modern kitchen; utility room; four good sized bedrooms; modern bathroom suite; 45' rear garden; garage and off street parking for two vehicles. The property is well located, being in a popular residential location within easy reach of Abbots Hall Primary school and local shops and a short drive from major transport links via the A13.

EPC rating - D. Our ref: 15706

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# Hearsall Avenue, Stanford-le-Hope, SS17 7EH

Accommodation comprises:

Entrance via double glazed door to:

## HALLWAY

Skimmed ceiling. Obscure double glazed windows to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Luxury vinyl tile flooring. Doors to:

## UTILITY ROOM 4' 6" x 4' 1" (1.37m x 1.24m)

Skimmed ceiling. Obscure double glazed window to side aspect. Space for washing machine. Space for tumble dryer. Luxury vinyl tile flooring.

## GROUND FLOOR BATHROOM 10' x 9' 8" (3.05m x 2.95m)

Skimmed ceiling. Obscure double glazed window to side aspect. Modern three piece suite comprising close coupled w/c, hand wash basin with storage beneath and P-shaped panelled bath with mixer shower. Chrome heated towel rail. Part tiled walls. Under stairs storage cupboard. Amtico flooring.



## GROUND FLOOR BEDROOM/STUDY 10' x 9' 8" (3.05m x 2.95m)

Skimmed ceiling. Double glazed window to front aspect. Radiator. Luxury vinyl tile flooring.



## KITCHEN 11' 10" max. x 8' 7" (3.61m x 2.62m)

Skimmed ceiling. Double glazed window to side aspect. Range of modern base and eye level units with quartz working surfaces. Inset ceramic butler sink. Inset 4 ring electric hob with extractor hood above and electric oven under. Integrated under counter fridge and freezer. Concealed wall mounted combi boiler. Luxury vinyl tile flooring. Opening to:



## DINING ROOM 15' 10" x 8' (4.83m x 2.44m)

Skimmed ceiling. Double glazed patio doors leading to and overlooking REAR GARDEN. Radiator. Luxury vinyl tile flooring. Opening to:



## LOUNGE 12' x 11' 8" (3.66m x 3.56m)

Skimmed ceiling. Built in entertainment storage. Luxury vinyl tile flooring.

## FIRST FLOOR LANDING

Skimmed ceiling. Double glazed Velux window. Built in storage cupboard. Doors to:

**BEDROOM ONE 14' 2" max. x 10' 7" plus wardrobes (4.32m x 3.23m)**

Skimmed ceiling. Double glazed window to rear aspect. Built in wardrobes. Radiator.



**BEDROOM TWO 16' 4" x 8' 7" (4.98m x 2.62m)**

Skimmed ceiling. Double glazed windows to rear and side aspects. Radiator.



**BEDROOM THREE 9' 3" x 8' 5" (2.82m x 2.57m)**

Skimmed ceiling. Double glazed window to front aspect. Built in storage cupboards. Fitted wardrobes. Radiator.



**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is a paved driveway providing off street parking for two vehicles and access to **GARAGE**.

The **REAR GARDEN** measures approx. 45' and commences with paved patio leading to lawn.



**GARAGE 21' x 11' (6.4m x 3.35m)**

With up and over door.



GROUND FLOOR  
831 sq.ft. (77.2 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



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TOTAL FLOOR AREA: 1241 sq.ft. (115.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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