

# KILN & LODGE

RAISING YOUR EXPECTATIONS



## 30 Anthony Drive

VERSATILE LIVING SPACE, THREE DOUBLE BEDROOMS, TWO LARGE RECEPTION ROOMS PLUS A SUMMERHOUSE/STUDY

If you're looking for that ideal family home situated within a sought after location, then this is it!

This property has been adored for many years, it's now time for its next chapter and you will not be disappointed.

The ground floor provides a large dining room, living room and kitchen/utility room along with a WC. The first floor provide three great sized bedrooms with fitted wardrobes and ensuite to the master bedroom.

Externally, off road parking is provided at the front along with a garage. The rear garden offers plenty of space for the family to enjoy along with a well built summer house/office.

Offers in excess of £485,000

# 30 Anthony Drive

, Stanford-Le-Hope, SS17 8BW



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- Detached House
- Garage & Summer House
- Family Bathroom & Ensuite
- Two Reception Rooms
- Lovely Family Home
- Popular Location
- Great Size Garden
- Close to Schools
- Three Double Bedrooms

Accommodation

Entrance Porch

Dining Room

16'7" x 11'11" (5.08m x 3.64m)

Kitchen

16'7" x 7'10" (5.06 x 2.41)

Utility Room

7'6" x 5'10" (2.29 x 1.80)

W/C

Living Room/Bedroom Four

17'2" x 10'7" (5.24 x 3.24)

First Floor

Landing

Bedroom One

13'8" x 10'7" (4.19 x 3.25)

En-Suite

Bedroom Two

14'9" x 11'0" (4.51 x 3.37)

Bedroom Three

9'10" x 8'10" (3.01 x 2.71)

Family Bathroom

9'10" x 6'4" (3.01 x 1.94)

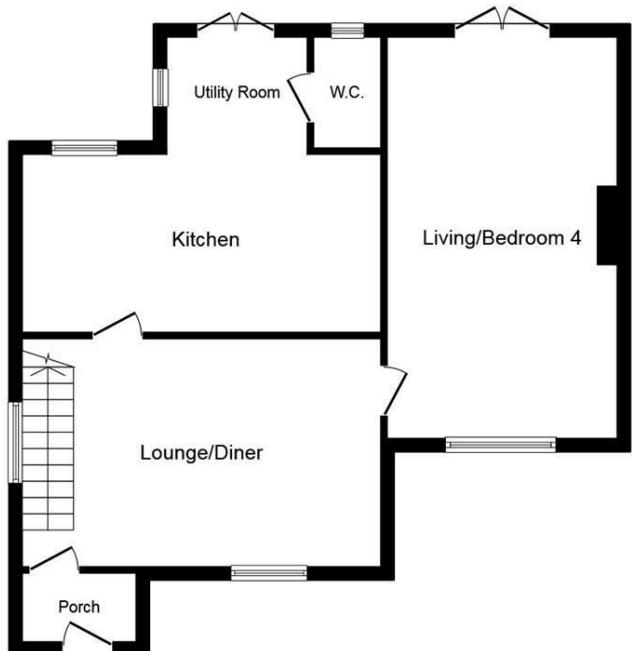
Exterior

Front

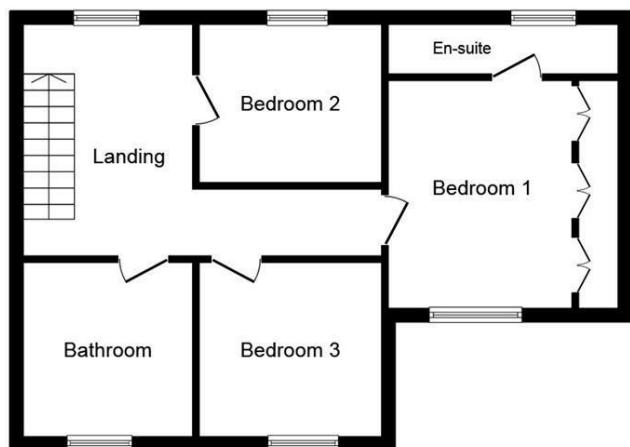
Garage

Summer House/Office





**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			79
(81-91) B			64
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	