

**To arrange a viewing contact us
today on 01268 777400**



Giffords Cross Avenue, Stanford-Le-Hope Guide price £500,000

Aspire Estate Agents are delighted to present this well-presented and versatile four-bedroom semi-detached home, offering generous living space, ample parking, and the added benefit of a self-contained annex, making it ideal for families, multi-generational living, or buyers seeking flexible accommodation.

The main house offers a welcoming layout, including a ground floor WC and well-proportioned living accommodation. The first floor is home to three good-sized bedrooms, with the master bedroom benefiting from built-in wardrobes, along with a family shower room.

Externally, the property boasts a good-sized rear garden, featuring a patio area, artificial lawn, and useful side access — perfect for family life, entertaining, or low-maintenance outdoor living.

A standout feature of this home is the converted garage, now forming a fully self-contained annex with its own private front door located to the rear. The annex comprises a separate kitchen, downstairs WC, and a spacious double bedroom complete with built-in wardrobes and an en-suite shower room. Despite the conversion, there remains useful storage space to the front of the garage, ideal for bikes, tools, or general storage.

To the front of the property, there is off-street parking for multiple vehicles, adding to the home's practicality.

Conveniently located close to the A13 and M25 road links, as well as Stanford-le-Hope railway station, this property is perfectly positioned for commuters while remaining close to local amenities and schools.

With its spacious layout, excellent transport links, and flexible living options, this property is perfect for family life or multi-generational living and represents a fantastic opportunity in a sought-after residential area.

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Entrance Hall

Lounge – 18'5" x 11'10"

Kitchen/Diner – 25'1" x 12'6"

Annexe:

Annex Lounge/Diner – 16'8" x 12'6"

Annex Kitchen – 12'4" x 7'10"

Downstairs w\c;

Bedroom– 14'2" x 9'6"

En suite:

First Floor

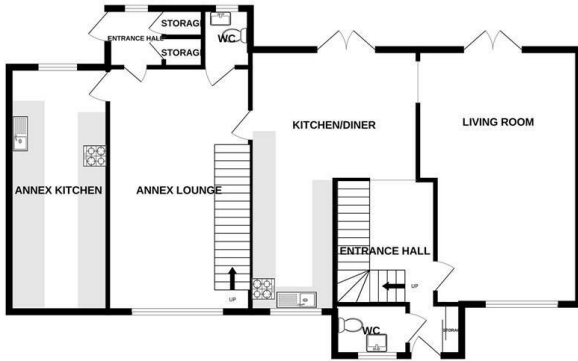
Bedroom 1 – 14'1" x 11'10"

Bedroom 2 – 13'9" x 8'4"

Bedroom 3– 12'7" x 6'9"

Shower Room

GROUND FLOOR
1152 sq.ft. (107.1 sq.m.) approx.



1ST FLOOR
993 sq.ft. (92.3 sq.m.) approx.



TOTAL FLOOR AREA : 2146 sq.ft. (199.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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