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











## Giffords Cross Avenue, Stanford-Le-Hope Guide price £450,000

Aspire Estate Agents are pleased to present this extended four-bedroom semi-detached freehold home, located in a popular and family-friendly residential area.

Guide Price: £450,000 - £475,000 | EPC Rating: E

This well-maintained property offers generous living space throughout, including a spacious living and dining area, a thoughtfully extended kitchen with an additional dining space, and four double bedrooms—one of which can serve as a home office. A family bathroom is located on the first floor, with a ground floor WC for added convenience.

Outside, the property boasts a beautifully kept private garden, perfect for relaxing or entertaining. Shared side access adds to the practicality of this charming home.

Room dimensions (approximate):

Porch: 8'06 x 2'05

Hallway: 10'09 x 7'03

Living Room: 19'06 x 12 '03

Dining Area: 9'3" x 11'9

Kitchen: 8'00 x 6'08

Ground Floor WC: 4'01 x 2'07

Bedroom 1: 15'01 x 9'11

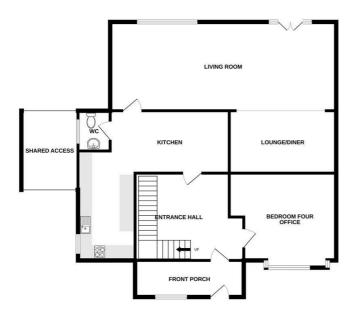
Bedroom 2: 11'10 x 8'05

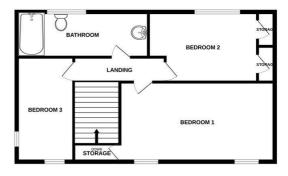
Bedroom 3: 12'08 x 6'10

Bedroom 4 / Office: 11'10 x 9'05

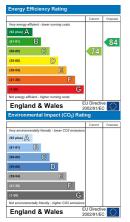
Bathroom: 11'02 x 5'05

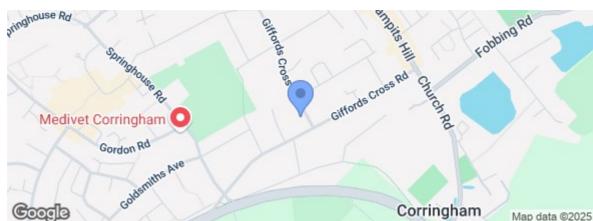
GROUND FLOOR 1ST FLOOR





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.









Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.