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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

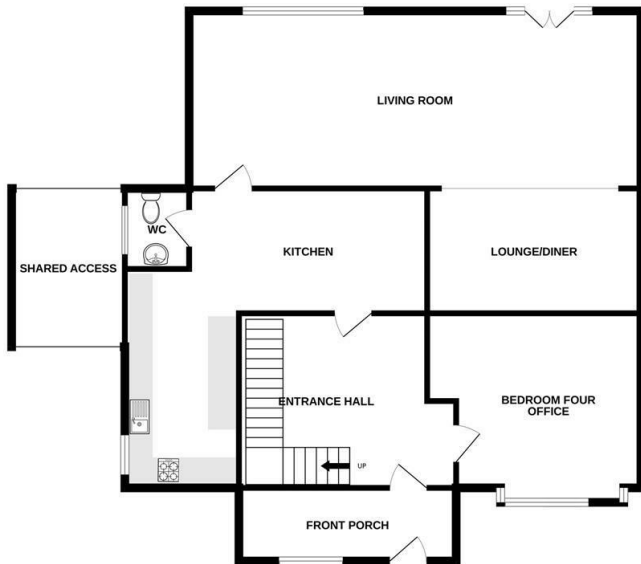
Bedroom 2: 11'10 x 8'05

Bedroom 3: 12'08 x 6'10

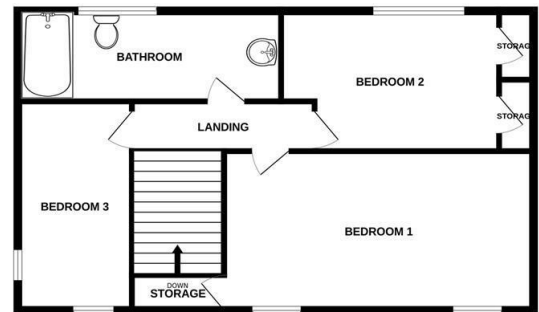
Bedroom 4 / Office: 11'10 x 9'05

Bathroom: 11'02 x 5'05

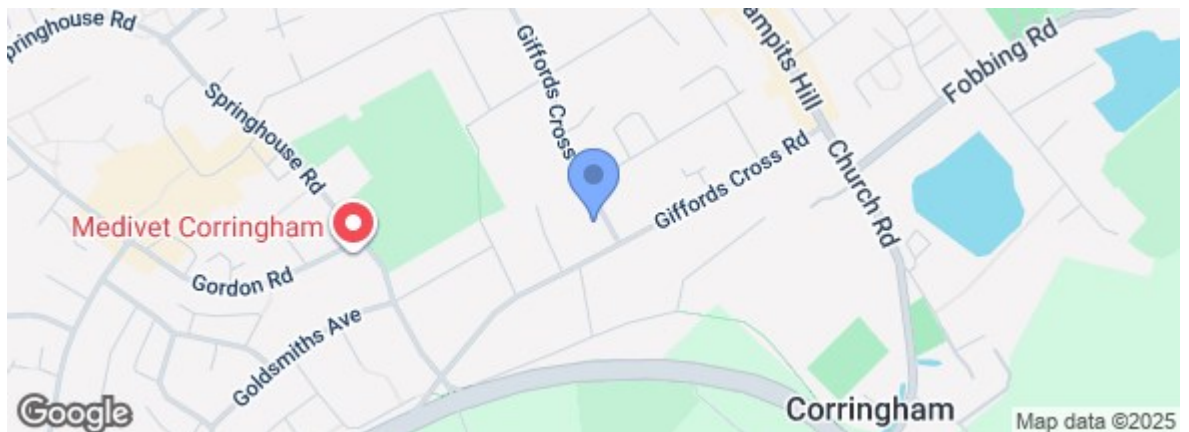
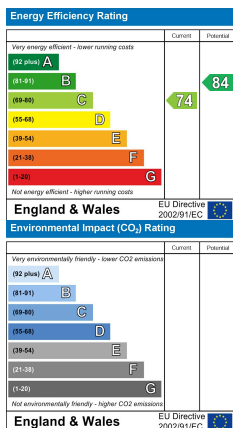
GROUND FLOOR



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.  
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