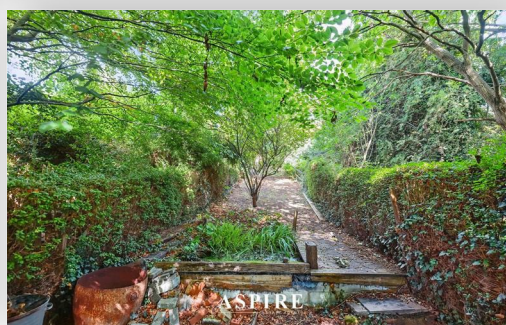
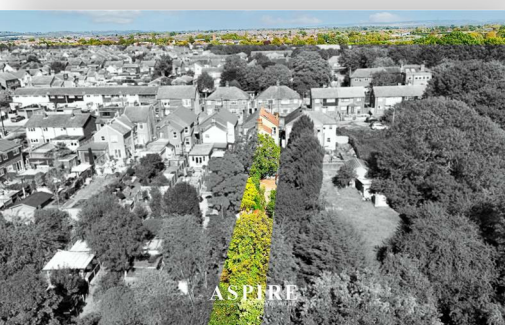


**To arrange a viewing contact us
today on 01268 777400**



Fairview Avenue, Stanford-Le-Hope Guide price £400,000

250 FT REAR GARDEN *** VIEWING ADVISED TO BE APPRECIATED***

Aspire Estate Agents Stanford-le-Hope are proud to present this beautifully extended three-bedroom semi-detached character home, perfectly positioned in a sought-after location close to local schools, amenities, and excellent transport links.

Blending period charm with modern practicality, this stunning home offers generous and flexible living space throughout. The ground floor boasts a welcoming living room, a separate dining room, and a breathtaking open-plan kitchen/family room complete with a cosy log burner – perfect for entertaining or enjoying quality family time. A utility room, ground floor WC, and a useful cellar provide ample storage space, adding to the home's convenience and functionality.

Upstairs, three well-proportioned bedrooms are served by a stylish, contemporary family bathroom. The property also features a versatile loft room – ideal for use as a home office, playroom, or guest accommodation.

Externally, the property benefits from a driveway offering off-street parking and convenient side access to the impressive rear garden. Stretching approximately 250ft and enjoying a sunny, private aspect, the garden is a true highlight – not overlooked and offering endless potential for development, whether that's a summerhouse, outdoor bar, or simply a tranquil family haven.

Located in a prime position for families, the property is just 0.3 miles from Stanford-le-Hope train station, 0.5 miles from Stanford-le-Hope Primary School, and 0.7 miles from St Clare's School.

Viewing is highly recommended to fully appreciate the size, charm, and exceptional outdoor space this wonderful home has to offer.

www.aspireestateagents.co.uk

Entrance Porch

1.26m x 0.92m (4'1" x 3')

Living Room

3.60m x 3.47m (11'10" x 11'5")

Dining Room

3.61m x 3.56m (11'10" x 11'8")

WC

1.31m x 0.78m (4'4" x 2'7")

Kitchen

3.66m x 2.18m (12' x 7'2")

Lean To / Utility Room

4.47m x 1.23m (14'8" x 4')

Family Room

6.80m x 3.49m (22'4" x 11'5")

First Floor Landing

4.52m x 2.09m (14'10" x 6'10")

Bedroom 1

3.60m x 3.47m (11'10" x 11'5")

Bedroom 2

3.73m x 2.19m (12'3" x 7'2")

Bedroom 3

2.63m x 1.77m (8'8" x 5'10")

Loft Space

3.42m x 2.03m (11'3" x 6'8")

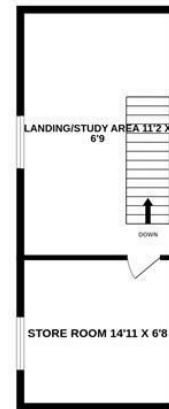
GROUND FLOOR



1ST FLOOR

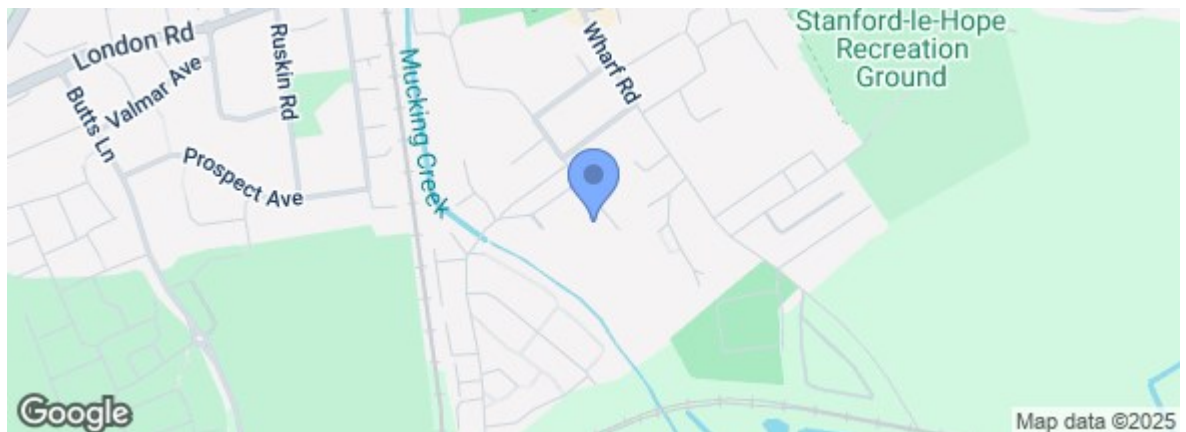


2ND FLOOR



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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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(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 ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	56
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



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.