



Kempsters

**Kempsters**  
ESTATE AGENTS

15 Stenning Avenue  
Linford Stanford-Le-Hope SS17 0RP

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Offers in the region  
**£435,000**

**This four bedroomed semi detached house has been extended to provide spacious accommodation throughout. The property is situated within easy walking distance of East Tilbury c2c train station plus local shops and primary school.**



- Extended To Create Spacious Accommodation Throughout
- Lounge 19'6 x 11'6
- Dining Room 14'6 x 8'6
- Fitted Kitchen 21'6 x 9'6
- Ground Floor Cloakroom
- Bedroom One 15' x 12' With Shower Cubicle
- Bedroom Two 14' x 11'
- Bedroom Three 11' x 9'10. Bedroom Four 9'6 x 6'6
- Sunny South Facing Rear Garden Approx 45'
- Garage And Off Road Parking For Two/Three Vehicles

### ENTRANCE PORCH

Opaque double glazed windows to front and side, carpet. Partially glazed door leads to:

### ENTRANCE HALL

Coved and textured ceiling, access to first floor, under stairs storage cupboard, radiator, laminate floor.

### GROUND FLOOR CLOAKROOM

Opaque glazed window, coved and textured ceiling, suite comprising wash hand basin and low flush toilet, tiled walls, carpet.

### LOUNGE

19'6" x 11'6" (5.94m x 3.51m)

Double glazed bow window to front, coved and textured ceiling, feature fireplace with inset coal effect fire, radiator, power points, laminate floor.

### DINING ROOM

14'6" x 8'6" (4.42m x 2.59m)

Double glazed window and double glazed patio doors lead to rear garden, exposed brick fire surround, radiator, power points, laminate floor.

### KITCHEN/BREAKFAST ROOM

21'6" x 9'6" (6.55m x 2.90m)

Double glazed windows to rear and side, double glazed door leads to rear garden, coved and textured ceiling, door to garage, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob, concealed extractor and fridge, further appliance spaces, partly tiled walls, power points, tiled floor.

### FIRST FLOOR LANDING

Coved and textured ceiling, access to second floor, power point, fitted carpet.

### BEDROOM TWO

14' x 11' (4.27m x 3.35m)

Double glazed window to front, coved and textured ceiling, range of fitted wardrobes, built-in airing cupboard, radiator, power points, fitted carpet.



### BEDROOM THREE

11' x 9'10" (3.35m x 3.00m)

Double glazed window to rear, coved and textured ceiling, range of fitted wardrobes with inset dressing unit, radiator, power points, fitted carpet.

### BEDROOM FOUR

9'6" x 6'6" (2.90m x 1.98m)

Double glazed window to front, coved and textured ceiling, range of fitted wardrobes with matching bridging unit, radiator, power points, fitted carpet.

### BATHROOM

Opaque double glazed window to rear, textured ceiling, suite comprising bath with independent shower unit above, pedestal wash hand basin and low flush toilet, heated towel rail, tiled walls, tiled floor.

### SECOND FLOOR LANDING

Textured ceiling, fitted carpet.

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## BEDROOM ONE

15' x 12' (4.57m x 3.66m)

Double glazed window to rear, textured ceiling, range of fitted wardrobes, built-in eaves storage cupboard, shower cubicle with extractor fan, radiator, power points, fitted carpet.

## REAR GARDEN

in excess of 45' (in excess of 13.72m')

Crazy paved patio area, lawn area with mature shrub borders, conifer screen at rear, ornamental fish pond, garden shed, outside tap.

## GARAGE

With power, light and wall mounted gas central heating boiler.

## FRONT GARDEN

Brick paved providing off road parking for two/three vehicles.

## COUNCIL TAX

Band D, £1,735 per year

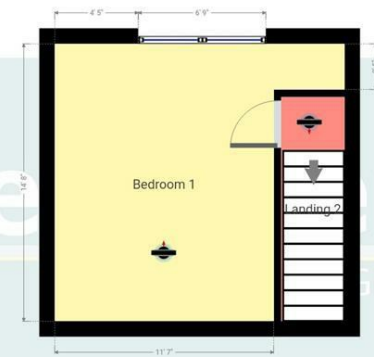












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