



Kempsters

Kempsters
ESTATE AGENTS

1 Giffords Cross Avenue
Corringham Stanford-Le-Hope SS17 7NL

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Offers in the region
£525,000

This spacious and attractive three bedroomed semi detached bungalow is situated in a great location on a corner plot. Features include a lovely kitchen/dining family room, bright lounge, en suite to bedroom one, two usable loft rooms, large outbuilding, which is currently a games room with bar area, but could be used for a variety of things including a home office or even has potential to create an annex, landscaped rear garden plus off road parking for up to seven vehicles.



- Great Location
- Lovely Fitted Kitchen/Dining/Family Room 19'5 x 18'5 With Integrated Appliances
- Lounge 13'2 x 10'9 (into bay)
- Bedroom One 21'3 x 9'4>5'5 With En Suite
- Two Further Double Bedrooms
- Family Bathroom
- Two Large Usable Loft Rooms
- Large Games Room With Bar Area, Separate Laundry Room And Toilet
- The Outbuilding Is Currently Used As. A Games Room But Could Be A Home Office Or Even A Separate Annex
- Rear Garden Plus Driveways Providing Off Road Parking For Up To Seven Vehicles



ENTRANCE PORCH

Smooth plastered ceiling, laminate floor. Door to:

ENTRANCE HALL

Coved and smooth plastered ceiling, door giving access to stairs leading to first floor, radiator, power point, laminate floor.

LOUNGE

13'2 x 10'9 (into bay) (3.96m'0.61m x 3.05m'2.74m (into bay))

Double glazed bay window to front, smooth plastered ceiling with inset spotlights, radiator, power points, fitted carpet.

KITCHEN/DINING/FAMILY ROOM

19'5 x 18'5 (5.79m'1.52m x 5.49m'1.52m)

Double glazed bay window to front, double glazed French doors lead to rear garden, smooth plastered ceiling with inset spotlights, extensive range of base and eye level units with contrasting work surfaces, matching breakfast bar, inset single drainer sink unit, integrated double oven, hob, extractor, dishwasher, fridge and freezer, large walk-in utility cupboard housing space for washing machine and wall mounted gas central heating boiler, two radiators, power points, tile effect laminate floor to kitchen area, laminate floor to dining/family area.

BEDROOM ONE

21'3 x 9'4reducing to 5'5 (6.40m'0.91m x 2.74m'1.22mreducing to 1.52m'1.52m)

Double glazed French doors lead to rear garden, coved and smooth plastered ceiling, range of fitted wardrobes with matching bedside cabinets, headboard, dressing unit and chest of drawer unit, radiator, power points, fitted carpet.

EN SUITE

Textured ceiling, suite comprising shower cubicle, wash hand basin and low flush toilet, tiled walls, tiled floor.



BEDROOM TWO

11'9 x 10'6 (into bay) (3.35m'2.74m x 3.05m'1.83m (into bay))

Double glazed bay window to front, radiator, power points, fitted carpet.

BEDROOM THREE

10'8 x 7'11 (3.05m'2.44m x 2.13m'3.35m)

Double glazed window to rear, coved and smooth plastered ceiling, radiator, power points, fitted carpet.

BATHROOM

11'11 x 6'11 (3.35m'3.35m x 1.83m'3.35m)

Opaque double glazed window to rear, coved and smooth plastered ceiling, suite comprising bath, wash hand basin, low flush toilet and shower cubicle, radiator.

LANDING

Double glazed 'Velux' style window, textured ceiling, built-in eaves storage cupboard, carpet.

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USABLE LOFT ROOM ONE

18' x 8'10 (5.49m' x 2.44m'3.05m)

Double glazed 'Velux' style window, textured ceiling, large walk-in storage cupboard with further built-in eaves storage cupboard, power points, fitted carpet.

USABLE LOFT ROOM TWO

10'3 x 9'11 (3.05m'0.91m x 2.74m'3.35m)

Double glazed 'Velux' style window, textured ceiling, built-in eaves storage cupboard, power points, fitted carpet.

REAR GARDEN

Two large patio areas with inset lawn area, outside tap.

Large outbuilding with potential for a variety of uses and currently split into two rooms plus a separate toilet.

Room one: 18'x22'11 x 13'1: Currently a games room with bar area, double glazed French doors with matching side windows, smooth plastered ceiling with inset spotlights, bar area, power points.

Room two: 13'1 x 9'5: Two double glazed windows, space for washing machine and tumble dryer, work surface with storage beneath, fitted sink, power points.

Toilet: Opaque double glazed window, smooth plastered ceiling, suite comprising wash hand basin and low flush toilet, vinyl flooring.

OUTBUILDING

FRONT AND SIDE GARDEN

Lawn area with decorative pebble bed and fence surround, brick paved driveways to front and side providing off road parking for up to seven vehicles.

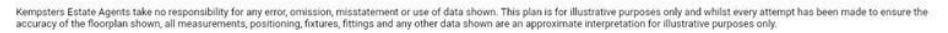
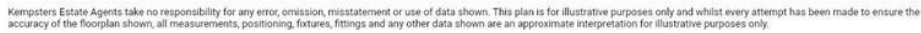












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The figure consists of two side-by-side bar charts. The left chart, titled 'Energy Efficiency Rating', shows a distribution of properties across seven energy efficiency bands (A to G) for England & Wales. The right chart, titled 'Environmental Impact (CO₂e) Rating', shows a distribution of properties across seven CO₂e bands (A to G) for England & Wales. Both charts include a comparison with EU Directives (2002/91/EC for energy efficiency and 2009/33/EC for CO₂e) represented by blue bars at the bottom of each chart.

Energy Efficiency Rating		Environmental Impact (CO ₂ e) Rating	
Rating	Percentage	Rating	Percentage
Very energy efficient - lower running costs (92-100) A	1%	Very environmentally friendly - lower CO ₂ emissions (92-100) A	1%
(85-91) B	10%	(85-91) B	10%
(69-84) C	20%	(69-84) C	20%
(55-68) D	25%	(55-68) D	25%
(39-54) E	25%	(39-54) E	25%
(21-38) F	15%	(21-38) F	15%
(1-20) G	14%	(1-20) G	15%

EU Directive 2002/91/EC

EU Directive 2009/33/EC