



Guardian Avenue, North Stifford

Guide Price £725,000 Freehold

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Ali & Co are delighted to offer this FIVE DOUBLE BEDROOM DETACHED FAMILY HOME in the heart of North Stifford within close proximity to local schools, woodland walks and commuting routes.

Ample Parking | Close Proximity To Lakeside Shopping Centre | Ensuite Master Bedroom | Fantastic Location | Garage | MODERN LUXURY | Open Plan Living | Heated Swimming pool | Five Bedroom detached Home | Air con in Master Bedroom | Park views from the front of the property. |

01375 806786

hello@aliandcoproperty.co.uk

Ali&Co
PROPERTY SERVICES

STUNNING FIVE BEDROOM FAMILY HOME

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Ali & Co are delighted to offer this FIVE DOUBLE BEDROOM DETACHED FAMILY HOME in the heart of North Stifford within close proximity to local schools, woodland walks and commuting routes.

Internally to the ground floor this property offers a kitchen/diner, lounge, dining room, WC and access to the garden room.

To the first floor we have 3 double bedrooms with the primary bedroom benefiting from en-suite and dressing area. This floor also has the family bathroom.

To the second floor we have a further 2 bedrooms with share of the shower room.

Externally this property has stunning views to the front looking over the green space. With good parking to the front gives further access to the garage and side access.

The rear garden is the heart of this home with the garden room giving the best place to entertain throughout the year. Further to this the home has a heated swimming pool.

Guardian Avenue is a quiet residential street in North Stifford offering the perfect family lifestyle, with road links nearby including the A13 and M25. Lakeside shopping centre is within easy reach and Chafford Hundred station offers the C2C train line into London Fenchurch Street.

Entrance Hall

11' 4" x 6' 6"

Living Room

19' 8" x 10' 8"

Dining Room

8' 8" x 11' 4"

Garden Room

22' 9" x 13' 6"

Kitchen

17' 6" x 12' 2"

WC

5' 1" x 3' 7"

Landing

20' 4" x 6' 5"

Bedroom One

18' 7" x 12' 7"

En-suite

9' 2" x 5' 1"

Bedroom Two

21' 9" x 9' 8"

Bedroom Three

10' 9" x 15' 5"

Bedroom Four

10' 8" x 9' 5"



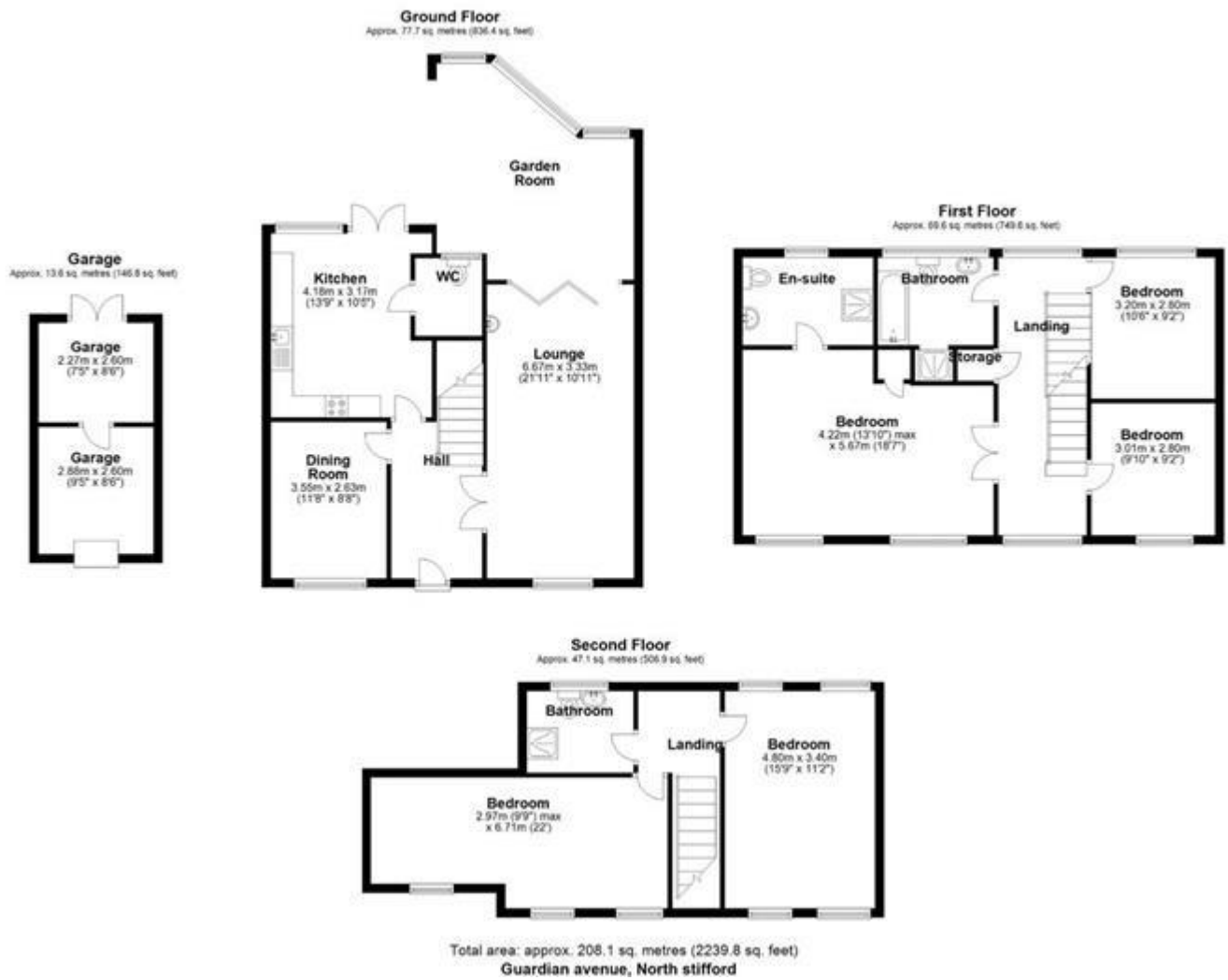
Bedroom Five
10' 8" x 11' 9"

Shower Room
8' 8" x 5' 3"

Family Bathroom
9' 1" x 9' 9"

Council Tax Band: F
Tenure: Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	74	
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.