



Keith
Ashton

St. Andrews Way,
Stanford-Le-Hope



106 ST. ANDREWS WAY

Stanford-Le-Hope, SS17 0FL

Offers In Excess Of £650,000

Having been built in 2017 by the reputable David Wilson Homes and with remaining NHBC building warranty we are delighted to bring to market this beautifully maintained detached, four DOUBLE bedroom family home. The property is located on the sought-after 'Maple Park' area and sits on spacious corner plot with a pleasant outlook across St. Clere's playing fields to the side. St Clere's School has an excellent reputation and is within a short walk of this lovely home, in addition, there are excellent road and rail links with easy access to the A13 / M25 and train services into London via Stanford-Le-Hope railway station. A well-kept, landscaped garden is located at the rear, and there is excellent parking provided by way of your own private driveway which leads to a detached garage. Offering over 1700 sq.ft of well-balanced accommodation, we would urge interested parties to view at their earliest convenience!!

FOUR DOUBLE BEDROOMS
WALKING DISTANCE TO ST. CLERE'S SCHOOL

SOUGHT-AFTER MAPLE PARK AREA
EXCELLENT TRANSPORT LINKS

BUILT IN 2017 - REMAINING NHBC WARRANTY
KITCHEN / BREAKFAST ROOM & SEPARATE
UTILITY

1734 SQ.FT OF ACCOMMODATION
EXCELLENT OFF STREET PARKING & DETACHED
GARAGE



Entering the front door which sits centrally at the front of this impressive family home, you find yourself in a spacious L-shaped hallway with polished tiled flooring, double storage cupboard and stairs which rise to the first floor. There is a ground floor cloakroom which has half height panelled wall and is fitted with a white suite. Double, glazed doors from the hallway give access into a large kitchen / breakfast room with square bay window to the front and window to the rear overlooking the garden. Fitted in modern, gloss, wall and base units with quartz work surface over you are provided with ample storage space. There is also a peninsular breakfast bar which has seating to one side, plus further space for a family sized table and chairs. Integrated appliances include, double oven, hob with extractor above, dishwasher and fridge freezer. Further space for storage and appliances can be found in a separate utility off the kitchen, which also has access into the rear garden. Viewers interested about space to work from home, will be pleased to know that there is a spacious study away from the main living area of the house, providing a quiet space in which to work. Finishing the accommodation on this level is a wonderful living room, with a triple aspect filling this room with natural lighting. French doors give direct access onto the patio. There is a contemporary style fireplace with inset space above for a TV.

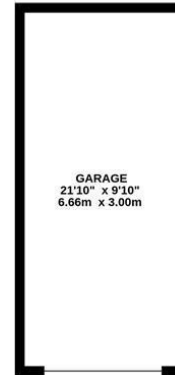
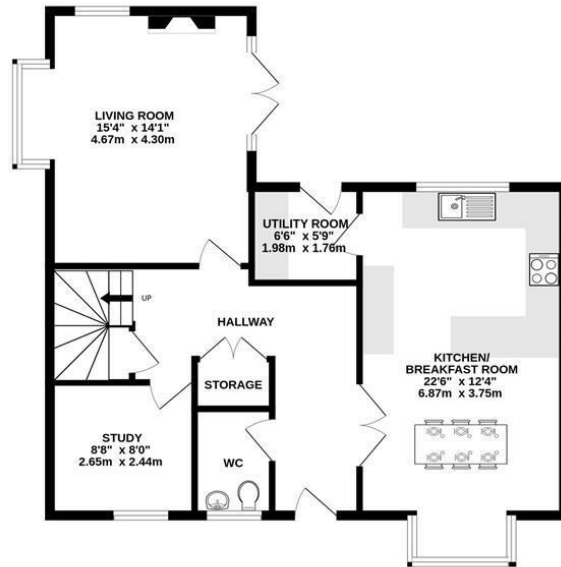
Rising to the first floor a spacious landing provides doors to all main rooms, and there is a handy airing/storage cupboard. The property has four DOUBLE bedrooms, either with fitted or space for freestanding furniture. The master bedroom is a particularly nice room with excellent storage via fitted wardrobes to one wall, plus a walk-in wardrobe with hanging and shelving and having access to a spacious en-suite shower room. Finally, there is a spacious four-piece family bathroom with panelled bath, separate shower cubicle, wash hand basin and w.c.

Externally, to the rear of the property you have a well-maintained landscaped garden with neat lawn and well stocked flower beds. There is a patio area to the immediate rear of the property and a further seating area located at the back of the garage. There is plenty of off-street parking with your own block paved driveway which leads to a detached garage and there is an EV charging point at the side of the house. Pedestrian access to the side gives you convenient access into the rear garden.

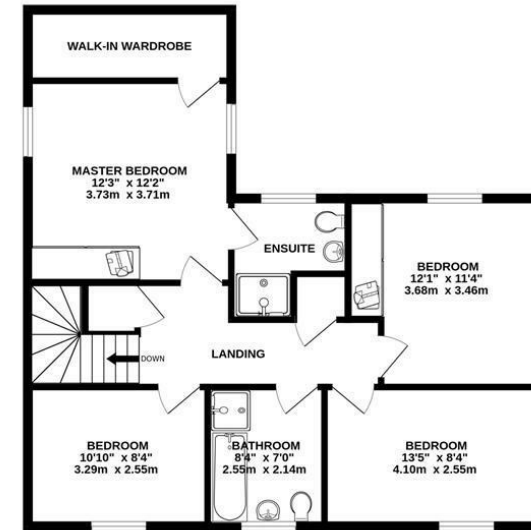




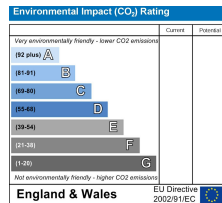
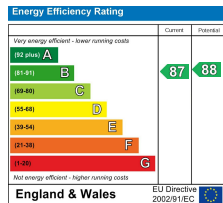
GROUND FLOOR
978 sq.ft. (90.9 sq.m.) approx.



1ST FLOOR
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 1734 sq.ft. (161.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:
Local Authority: Stanford-Le-Hope
Council tax band: F
Post Code: SS17 0FL

VIEWING:
Strictly by prior arrangement with Keith Ashton Estate Agents

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at www.mortgagebusiness.net

We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

