

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



Birchwood Road, Stanford-Le-Hope Guide price £350,000

*** GUIDE PRICE OF £350,000-£375,000***

Aspire Estate Agents Corringham are delighted to bring to the market this beautifully presented, modern two-bedroom semi-detached home with two bathroom, ideally located in the ever-popular area of Old Corringham.

Boasting two generously sized double bedrooms, including a master bedroom with an en suite bathroom, this stylish and contemporary property is perfect for first-time buyers, young families, or those looking to downsize without compromising on quality.

Internally, the home is finished to a high modern standard throughout, offering bright and spacious living accommodation. Outside, the property features a well-maintained garden and a fantastic summer house with power — ideal for a home office, gym, or entertaining space.

The location is ideal for families and commuters alike, with Ortu Gable Hall School just 0.7 miles away, Giffards Primary School within 1.2 miles, and Stanford-le-Hope Station conveniently nearby.

Early viewing is highly recommended to appreciate the space, style, and setting of this wonderful home.

www.aspireestateagents.co.uk

Entrance Hall – 4.8m x 3.4m (15'9" x 11'2")

Lounge – 4.1m x 3.5m (13'5" x 11'6")

Kitchen/Dining Area – 4.0m x 3.2m (13'1" x 10'6")

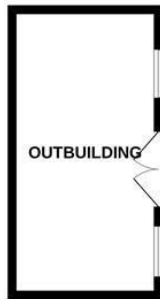
Downstairs Bathroom – 3.2m x 1.7m (10'6" x 5'7")

Master Bedroom – 4.4m x 2.4m (14'5" x 7'10")

En Suite – 1.5m x 1.4m (4'11" x 4'7")

Outbuilding – 3.6m x 2.3m (11'10" x 7'7")

GROUND FLOOR
855 sq.ft. (79.4 sq.m.) approx.



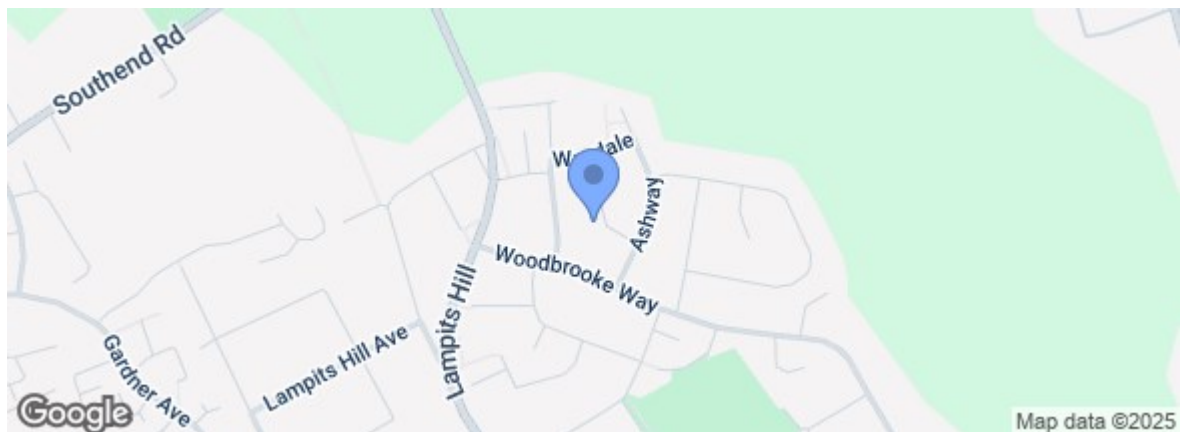
1ST FLOOR
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 1538 sq.ft. (142.9 sq.m.) approx.

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	44
(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.