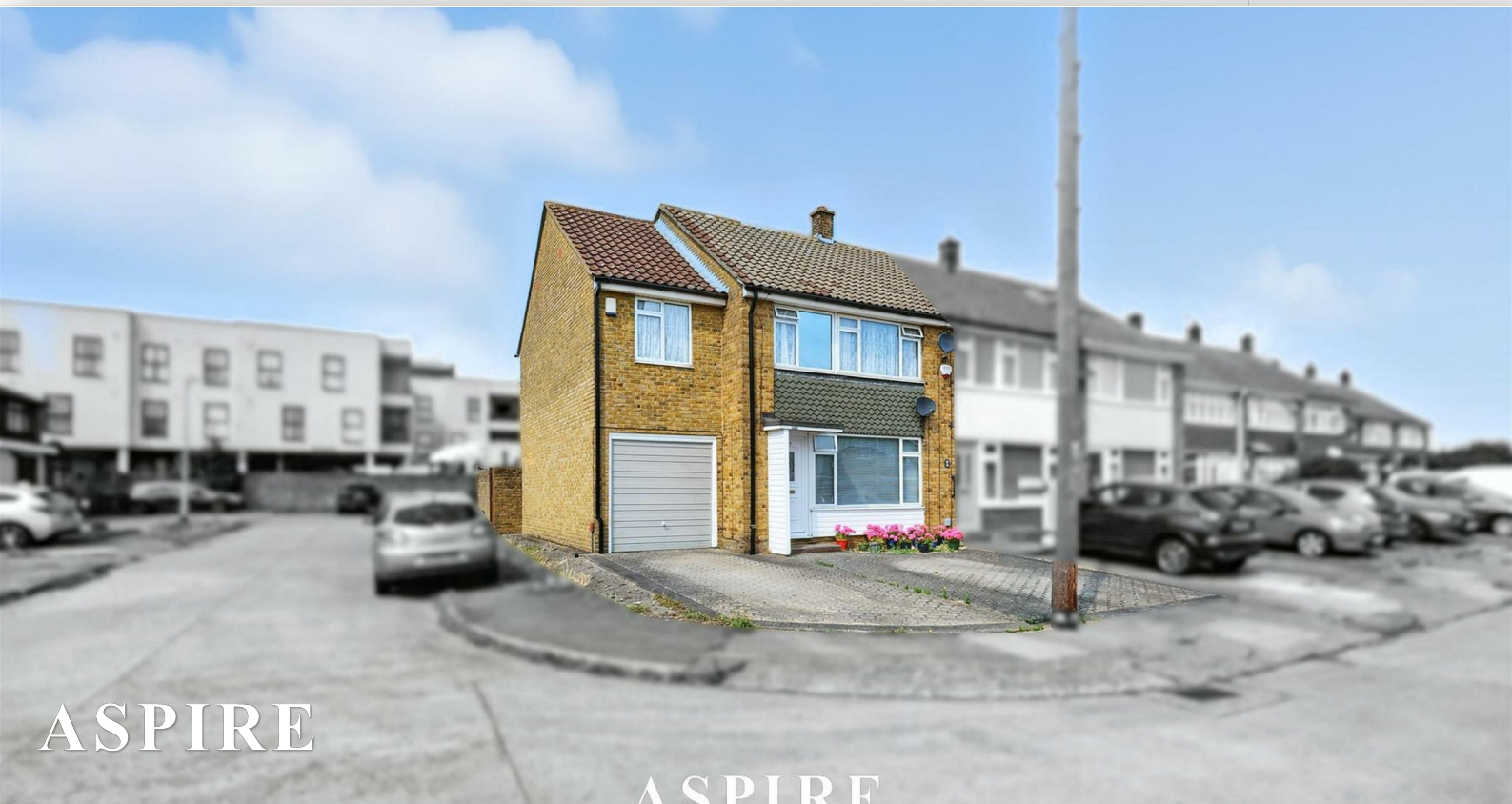


**To arrange a viewing contact us  
today on 01268 777400**



## **Berwood Road, Stanford-Le-Hope Offers in the region of £100 000**

Aspire Estate Agents Stanford-le-Hope are delighted to present this fantastic four-bedroom family home, located on Berwood Road in the heart of Corringham. Offering excellent living space throughout, including both rear and side extensions, this residence is perfect for families looking for generous accommodation, a convenient location, and a property they can grow into.

Upon arrival, the home immediately impresses with its size and practicality. The entrance hall welcomes you with stairs rising to the first floor, a useful storage cupboard, and highly polished wooden-style flooring that continues through much of the ground floor. The spacious lounge, measuring 17'2 x 12'2, enjoys a double-glazed front window, a charming feature fireplace, coved ceiling, and further storage, creating an inviting and comfortable family space.

At the heart of the property lies the large kitchen/diner/breakfast room, thoughtfully designed for family living and entertaining. With access to the rear garden, this room measures 16'9 x 11'8 at its maximum and features a range of white high gloss wall and base units, matching storage drawers, and complementary work surfaces housing a sink drainer. An integrated Hotpoint oven, four-ring gas hob, and extractor hood remain, whilst tiling to splashbacks and space for further appliances ensure both style and practicality. A separate utility room provides additional convenience, while the ground floor cloakroom/WC further enhances functionality.

The first floor is dedicated to four well-proportioned double bedrooms. The principal bedroom measures 15'0 x 11'8 at its maximum and enjoys two front-facing windows, creating a light-filled retreat. The second bedroom is another generous double at 16'7 x 8'6, while bedroom three measures 13'8 x 7'7 and overlooks the rear garden. The fourth bedroom, measuring 9'4 x 8'7 at its maximum, also enjoys views to the rear.

## Room Measurements

### Lounge:

17'2" x 12'2" (5.23m x 3.71m)

### Kitchen/Diner/Breakfast Room:

16'9" x 11'8" max (5.11m x 3.56m max)

### Utility Room:

(Not specified – would need approx. size if required)

### Ground Floor WC:

(Not specified – usually around 5'0" x 3'0" / 1.52m x 0.91m if small cloakroom)

### Bedroom One:

15'0" max x 11'8" max (4.57m x 3.56m max)

### Bedroom Two:

16'7" x 8'6" (5.05m x 2.59m)

### Bedroom Three:

13'8" x 7'7" (4.17m x 2.31m)

### Bedroom Four:

9'4" x 8'7" max (2.84m x 2.62m max)

### Family Bathroom:

(Not specified – typically around 8'0" x 6'0" / 2.44m x 1.83m in similar homes, but needs confirming)

### Garage:

17'4" x 7'8" (5.28m x 2.34m)

### Storage Room (behind garage):

7'8" x 5'9" (2.34m x 1.75m)

### Garden:

(Not provided – could be described as “good size” or measured if available)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> 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.