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today on 01268 777400**



The Sorrells, Stanford-Le-Hope Guide price £425,000

*****GUIDE PRICE £425,000-£450,000*****

Aspire Estate Agents Corringham are pleased to present this modern three-bedroom semi-detached home, offering stylish and spacious living throughout. Featuring an open-plan kitchen/dining area with integrated appliances, a downstairs WC, and three generously sized bedrooms, this property is perfect for families and professionals alike. The family bathroom is well-appointed, benefiting from both a bath and a separate shower for added convenience.

Externally, the home offers off-street parking, an attached garage with an up-and-over door, and a low-maintenance rear garden with artificial grass – ideal for easy outdoor living. The garage also provides excellent potential to be converted into an additional reception room, home office, or fourth bedroom (subject to planning).

Located just a stone's throw from Corringham High Street, with a park within walking distance and only 0.6 miles from Arthur Bugler Primary School, this property is ideally positioned for both convenience and family life.

Front porch:

Lounge: 4.20m x 3.80m (13'9" x 12'6")

Kitchen/Dining Area: 6.30m x 3.00m (20'8" x 9'10")

Downstairs Cloakroom:

First floor landing;

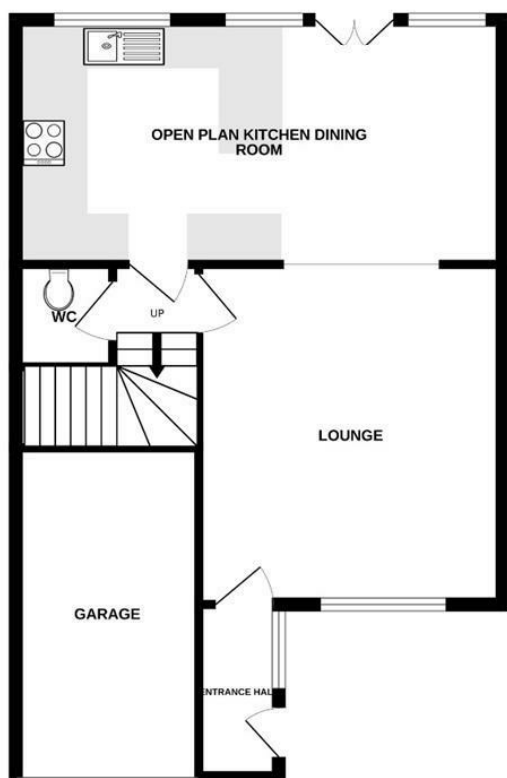
Master Bedroom: 3.80m x 2.90m (12'6" x 9'6")

Bedroom Two: 4.20m x 2.80m (13'9" x 9'2")

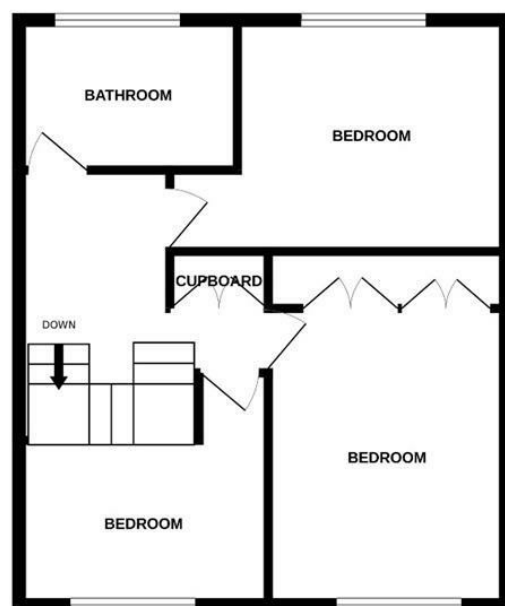
Bedroom Three: 3.10m x 2.90m (10'2" x 9'6")

Bathroom: 2.60m x 1.80m (8'6" x 5'11")

GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



THE SORRELLS

TOTAL FLOOR AREA : 1124 sq.ft. (104.5 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
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-10) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-10) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



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