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## Wharf Road, Stanford-Le-Hope Guide price £525,000

## \*\*\*GUIDE PRICE £525,000-£550,000\*\*\*

Stunning 4-bed semi-detached home in a sought-after Stanford-Le-Hope location. Spacious over 3 floors with modern kitchen, 2 receptions, cellar, loft room, and stylish finishes throughout. Features include underfloor heating, herringbone flooring, period details, private garden with summer house, off-street parking, and side access with garage potential.

## \*\*\*GUIDE PRICE £525,000-£550,000\*\*\*

Aspire Estate Agents, Stanford-Le-Hope are delighted to present this must-see family home situated in a highly Living Room - 4.1m x 3.5m (13'5" x 11'6") sought-after location. This beautifully presented fourliving accommodation across three floors, seamlessly 10'2") blending modern finishes with versatile spaces and charming original features throughout.

Step inside to a stunning entrance hallway that Downstairs cloakroom immediately sets the tone for this impressive home. You'll find electric underfloor heating in both the Cellar - 4.4m x 3.1m (14'5" x 10'2") hallway and downstairs toilet, along with floor tiles throughout the hall and kitchen, combining comfort First floor with contemporary style.

The modern kitchen is finished to a high standard, featuring quartz worktops, while the reception Bedroom Two - 3.5m x 3.1m (11'6" x 10'2") room/fourth bedroom includes a door leading directly out onto the garden—ideal for flexible family living or Bedroom Three – 3.05m x 3.12m (10'0 '10'3) guest accommodation.

Both the main lounge and second reception room, as well as the master bedroom, benefit from stylish Shower Room herringbone laminate flooring, adding warmth and elegance to these spacious areas.

All bedrooms are generous doubles, providing ample Loft room- n 4.1m x 3.4m (13'5" x 11'2") space for a growing family. The first floor boasts a stylish family bathroom and an additional modern shower room, delivering convenience for busy households. The master bedroom also benefits from built-in wardrobes, offering practical storage without compromising on space. The second floor features a loft room, currently being used as a dressing room.

Period features are tastefully retained throughout, including cast iron radiators, ornate coving in the lounge, and sash windows to the front, flooding the home with natural light.

A cellar adds excellent versatility—ideal as a home office, gym, guest room, or additional living area.

Externally, the property continues to impress with a private rear garden that includes a detached summer house—perfect for use as a gym, office, workshop, or bar. Double gates to the side of the property provide side access and potential to rebuild a garage, as one was previously in place.

To the front, there is off-street parking for multiple vehicles, and the well-maintained exterior offers strong kerb appeal.

Entrance Hall – 6.1m x 1.5m (20'0" x 4'11")

bedroom semi-detached property offers generous Reception Room / Bedroom Four - 3.6m x 3.1m (11'10" x

Kitchen – 6.9m x 2.9m (22'8" x 9'6")

Master Bedroom – 4.1m x 4.0m (13'5" x 13'1")

Family Bathroom

Second Floor

CELLAR

BASEMENT LEVEL 188 sq.ft. (17.4 sq.m.) approx



GROUND FLOOR 622 sq.ft. (57.8 sq.m.) approx.



2ND FLOOR 610 sq.ft. (56.7 sq.m.) approx.



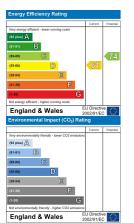
3RD FLOOR 267 sq.ft. (24.8 sq.m.) approx

44 WHARF ROAD SLH

TOTAL FLOOR AREA: 1687 sq.ft. (156.7 sq.m.) approx.

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