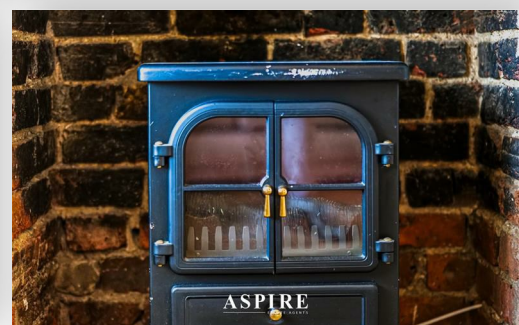


**To arrange a viewing contact us
today on 01268 777400**



Grove Road, Stanford-Le-Hope Offers over £315,000

Aspire Estate Agents Stanford-le-Hope are delighted to present this spacious and well-located three-bedroom mid-terraced home, perfectly positioned in a popular and family-friendly area of Stanford-le-Hope. Offering generous living accommodation throughout, this property is ideal for families, first-time buyers or investors.

Step inside to find a welcoming entrance porch leading through to two spacious reception rooms, providing ample space for both relaxation and dining. The fitted kitchen offers plenty of storage and workspace, featuring solid oak worktops, and provides access to the rear garden. A well-proportioned ground floor bathroom.

Upstairs, the home offers three generously sized bedrooms, making it a great fit for growing families. There is also the potential to carry out a loft conversion, subject to the necessary planning permissions, offering further space for a fourth bedroom.

The overlooked rear garden is a standout feature — a private outdoor space with rear access, offering potential for off-street parking, the addition of a garage, or even a summer house (STPP). The front of the property benefits from permit parking, ensuring ease for residents.

This fantastic home is ideally located just 0.1 miles from Stanford-le-Hope Primary School, 0.6 miles from Ortu Hassenbrook Academy, and 1.0 mile from St Clare's School. For commuters, Stanford-le-Hope train station is only 0.5 miles away, offering excellent links into London and beyond. Outdoor enthusiasts and dog owners will also appreciate that Stanford-le-Hope Recreation Ground is just 0.2 miles from the property — perfect for walking, relaxing, and enjoying green open space.

With plenty of potential and an excellent location, this home is a fantastic opportunity not to be missed.

Early viewing is highly recommended.

www.aspireestateagents.co.uk

Entrance Hall – 2'11" x 5'7" (0.90m x 1.70m)

Lounge – 11'6" x 10'2" (3.50m x 3.10m)

Dining Room – 11'6" x 10'6" (3.50m x 3.20m)

Kitchen – 8'10" x 6'3" (2.70m x 1.90m)

bathroom

Utility Room – 6'7" x 3'11" (2.00m x 1.20m)

First floor landing

Master Bedroom – 11'6" x 10'2" (3.50m x 3.10m)

Bedroom Two – 10'6" x 8'2" (3.20m x 2.50m)

Bedroom Three – 8'6" x 6'7" (2.60m x 2.00m)



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. Made with Metropix ©2025.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			66
(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			
(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.