

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



Wills Hill, Stanford-Le-Hope Guide price £325,000

Aspire Estate Agents are delighted to introduce this well-presented end-of-terrace home, ideally located on Wills Hill in the popular town of Stanford-le-Hope. Offering a practical layout, generous outdoor space, and excellent connectivity, this property is perfectly suited to families, first-time buyers, or commuters.

The ground floor opens with a welcoming entrance hall that leads into a bright and spacious living room, extending the full width of the property. This versatile space is ideal for both relaxing and entertaining, with room for a dining area and direct access to the rear garden. At the front of the home, the kitchen offers a clean, functional layout with fitted units and a built-in hob, while a separate utility room provides valuable space for laundry and storage, helping to keep the main living areas clear and organised. A downstairs W/C adds further everyday convenience.

Upstairs, the home offers four well-proportioned bedrooms, providing flexibility for growing families, guests, or a home office setup. The family bathroom is generously sized and well-appointed, featuring both a large bath and a separate shower — ideal for busy households or relaxed evening routines.

Outside, the property enjoys a good-sized rear garden, offering plenty of space for children to play or for summer entertaining. At the far end of the garden is a useful outbuilding, perfect for secure storage, a workshop, or potential for conversion subject to relevant permissions.

This home also benefits from excellent transport links, with Stanford-le-Hope train station just 0.7 miles away, offering direct services into London. For those commuting by car, the A13, A127, and M25 are all within easy reach, making travel to surrounding areas and central London straightforward.

Families will also appreciate the highly regarded local schools nearby, including Abbots Hall Primary School (0.29 miles), Arthur Bugler Primary School (0.33 miles), and St Clare's Secondary School (0.98 miles).

Hallway

14'10" x 2'6" (4.534 x 0.767)

Living Room

6'7" x 5'0" (2.011 x 1.548)

Kitchen

13'10" x 10'6" (4.220 x 3.214)

Utility Room

6'7" x 5'0" (2.011 x 1.548)

W/C

5'7" x 2'3" (1.702 x 0.707)

Landing

12'9" x 2'4" (3.893 x 0.730)

Bedroom 1

11'8" x 11'0" (3.564 x 3.354)

Bedroom 2

11'7" x 9'7" (3.556 x 2.936)

Bedroom 3

10'9" x 6'9" (3.300 x 2.072)

Bedroom 4

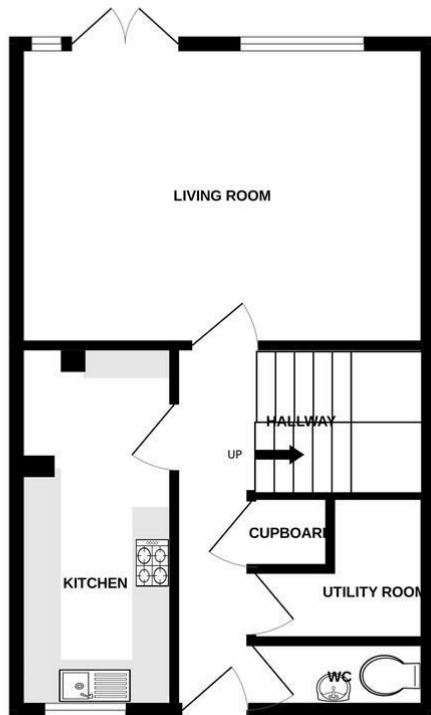
10'7" x 6'9" (3.241 x 2.066)

Bathroom

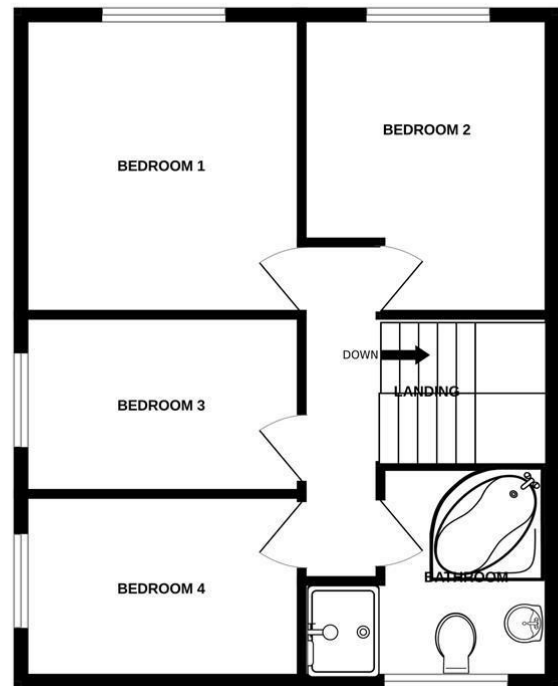
9'4" x 8'9" (2.852 x 2.677)

Garden**Outbuilding**

GROUND FLOOR

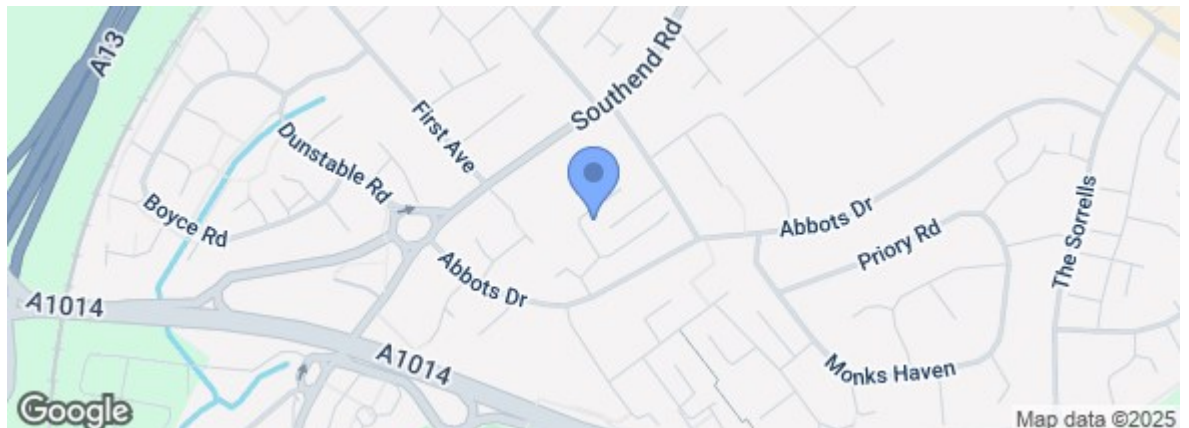


1ST FLOOR



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			
(81-91) 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			
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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