

# The Sorrells, Stanford-le-Hope

SS17 7ES

**CURTIS O'BOYLE**

Sales & Lettings







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£450,000

A 3 bedroom detached family house ideally located for Corringham town centre, local schools, amenities & approximately 1.4 mile from Stanford Le Hope railway station,. The property is being sold with No Onward Chain.

ENTRANCE HALL Stairs to first floor with cupboard under, radiator, doors to

CLOAKROOM WC, wash hand basin, coved ceiling, window to side aspect

LOUNGE/DINER 26' 4" x 10' 6" (8.03m x 3.2m)  
Window to front aspect, patio doors to rear garden, 2 radiators, feature fireplace with electric fire, coved ceiling, bespoke fitted cupboards & shelving

UTILITY ROOM/OFFICE 10' 4" x 7' 8" (3.15m x 2.34m) Fitted desk unit, window to rear, plumbing for washing machine, door to garage

KITCHEN 13' 4" x 7' 10" (4.06m x 2.39m) Fitted comprising 1 1/2 bowl single drainer sink unit with mixer tap & cupboard under, further range of base units with work surfaces over, matching eye level cupboards, integrated oven, hob & fridge, tiled floor & part tiled walls, coved ceiling, radiator, window to rear aspect

LANDING Window to side aspect, coved ceiling, loft access, airing cupboard housing gas fired boiler, doors to

BEDROOM 1 13' 10" x 10' (4.22m x 3.05m) Coved ceiling, radiator, window to front aspect, fitted bedroom furniture

BEDROOM 2 10' 10" x 10' (3.3m x 3.05m) Coved ceiling, radiator, window to rear aspect, fitted bedroom furniture

BEDROOM 3 10' 10" x 7' (3.3m x 2.13m)  
Radiator, window to front aspect, fitted bedroom furniture

SHOWER ROOM Low level wc, wash hand basin, shower cubicle, tiled walls, radiator, window to rear aspect

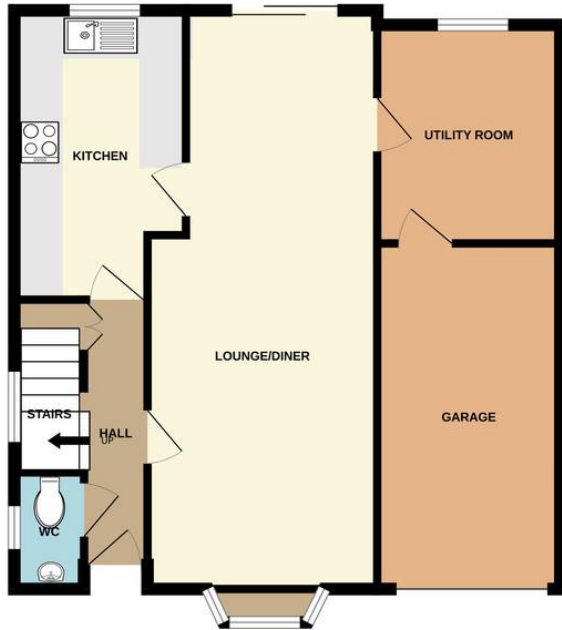
EXTERNALLY Front lawn area, 2 blocked paved driveways, one leads to garage, side access to rear garden which commences with patio area, remainder laid to lawn, flower & shrub beds, shed



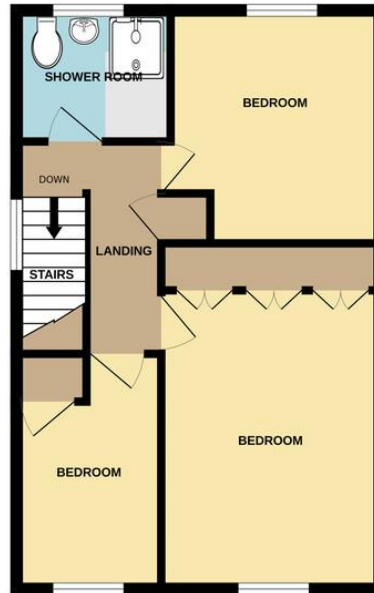
To view this property call Curtis O' Boyle Estate Agents on **01621 855558**



GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.7 sq.m.) approx.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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