



33 Woodbrooke Way, Corringham

In Excess of **£365,000**

33 Woodbrooke Way

Corringham, Stanford-Le-Hope

Nestled on a fantastic corner plot Howgates are delighted to welcome to market this family home. This property presents a great project for those seeking a bespoke touch. The possibilities are endless with the space on offer, with the potential of extension (STPP) to create your ideal property. The fitted kitchen is complete with plenty of storage cupboard and lots of natural light flooding in, while the convenient ground floor WC and bathroom offer un-paralleled convenience. Upstairs, three first-floor bedrooms provide a peaceful retreat, with ample storage throughout ensuring a clutter-free home. With no chain, the opportunity could be yours sooner rather than later! The outside space is an added bonus to an already great size home. The garden features a garage with parking as well as space on the side for a 'hidden garden' or a fantastic place to house a storage shed. This home is ready for it's new owners to completely transform it into your ideal living space. Enquire now to arrange an early inspection of this home in order to appreciate the many features on offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Fantastic Corner Plot
- Great Project
- Living Room/ Dining Room & Conservatory
- Ground Floor WC
- Bathroom
- Three First Floor Bedrooms
- Storage Throughout



Entrance Porch

7' 2" x 2' 6" (2.19m x 0.77m)

Entrance Hall

11' 3" x 6' 11" (3.44m x 2.10m)

Living Room

15' 8" x 11' 3" (4.78m x 3.43m)

Dining Room

11' 3" x 11' 2" (3.44m x 3.40m)

Kitchen

11' 9" x 8' 5" (3.58m x 2.56m)

Conservatory

18' 3" x 11' 2" (5.56m x 3.40m)

Bathroom

6' 1" x 5' 6" (1.85m x 1.68m)

WC

4' 4" x 2' 3" (1.32m x 0.68m)

Landing

6' 11" x 5' 0" (2.11m x 1.53m)

Bedroom 1

18' 10" x 9' 6" (5.74m x 2.90m)

En-suite WC

4' 4" x 2' 3" (1.32m x 0.68m)

Bedroom 2

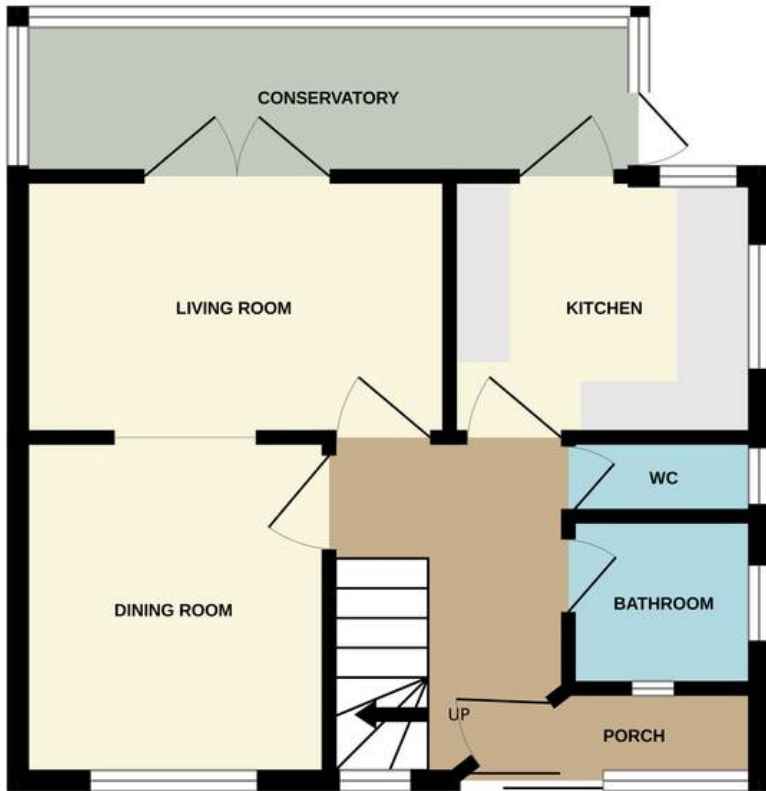
11' 2" x 10' 9" (3.41m x 3.28m)

Bedroom 3

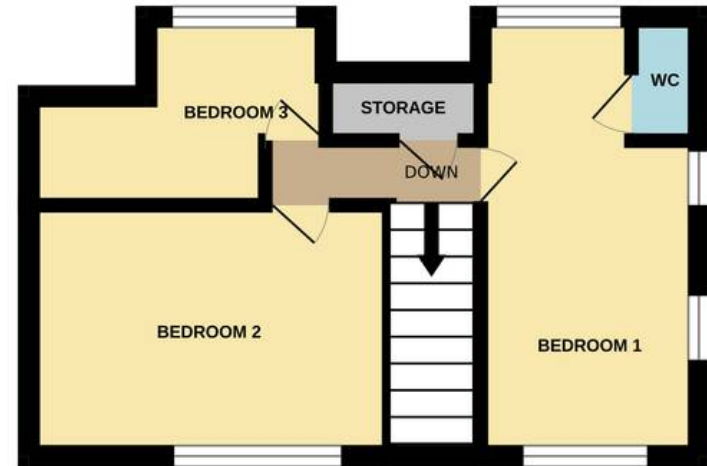
10' 8" x 7' 10" (3.26m x 2.40m)



GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.1 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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