



\* £365,000- £395,000 \* HUGE POTENTIAL TO EXTEND STP  
\* GARAGE IN BLOCK \* AMPLE PARKING ON DRIVEWAY \*  
WEST BACKING REAR GARDEN \* A great end terrace home  
that boasts a decent sized lounge, a fully fitted kitchen diner  
and a downstairs WC. Upstairs, there are good sized  
bedrooms with the two biggest bedrooms having built in  
wardrobe cupboards and a modern shower room. There is  
also a west backing rear garden, a fully paved driveway  
creating ample parking and a garage in a block around the  
corner. Located in a popular residential area, this house is  
walking distance to favoured schools, playing fields and East  
Tilbury Train Station.

- End terrace home on excellent sized plot
- Garage in block
- Huge potential to extend to side and rear STP
- Modern shower room
- Doorstep to Linford Recreation Ground
- Driveway for at least three to four vehicles
- West backing rear garden
- Impressive kitchen diner
- Short walk to East Tilbury Train Station
- East Tilbury Primary and Nursery School close by

## Lower Crescent

Stanford-Le-Hope

**£365,000**

Price Guide



# Lower Crescent



## Frontage

Driveway for at least four to five vehicles, side access to rear garden, access to:

## Hallway

15'1" x 5'4"

Coved ceiling with a pendant light, UPVC double glazed front door, carpeted stairs to the first floor, radiator, vinyl flooring, cupboard housing a recently installed wall mounted Vaillant combination boiler (installed in 2016), cupboard housing the utility meters, open understairs storage, door to:

## Lounge

17'10" x 10'8"

Coved ceiling with two pendant lights, double glazed windows to the front, feature fireplace with a brick surround and a wooden mantle piece, radiator, vinyl flooring, sliding doors to:

## Kitchen Diner

16'6" x 10'11"

Coved ceiling, double glazed windows to the rear overlooking the garden, double glazed French doors leading out to the garden with adjacent double glazed windows to the side, modern cream kitchen comprising; wall and base level units with a roll edge laminate worktop, 1.5 ceramic sink and drainer with a mixer tap, four ring gas hob with an extractor fan above, integrated oven and grill, space for a washing machine, laminate flooring, floor heater.

## Downstairs WC

Low level WC, wash hand basin.

## First Floor Landing

9'6" x 5'7"

Coved ceiling with a pendant light, loft hatch, carpet, airing cupboard, doors to all rooms.

## Bedroom One

14'0" x 10'7"

Coved ceiling, double wardrobe, double glazed window to the rear overlooking the garden, radiator, laminate flooring.

## Bedroom Two

12'5" x 10'7" > 8'9"

Coved ceiling, double glazed windows to the front, built in wardrobe, radiator, carpet.

## Bedroom Three

9'1" x 7'6"

Coved ceiling with a pendant light, double glazed window to the front, built in wardrobe, radiator, carpet.

## Shower Room

10'3" x 5'6"

Smooth ceiling, obscured double glazed windows to the rear and side, double walk in shower, pedestal wash basin, low level w/c, lino flooring, heated towel rail, and an extractor fan.

## West Backing Rear Garden

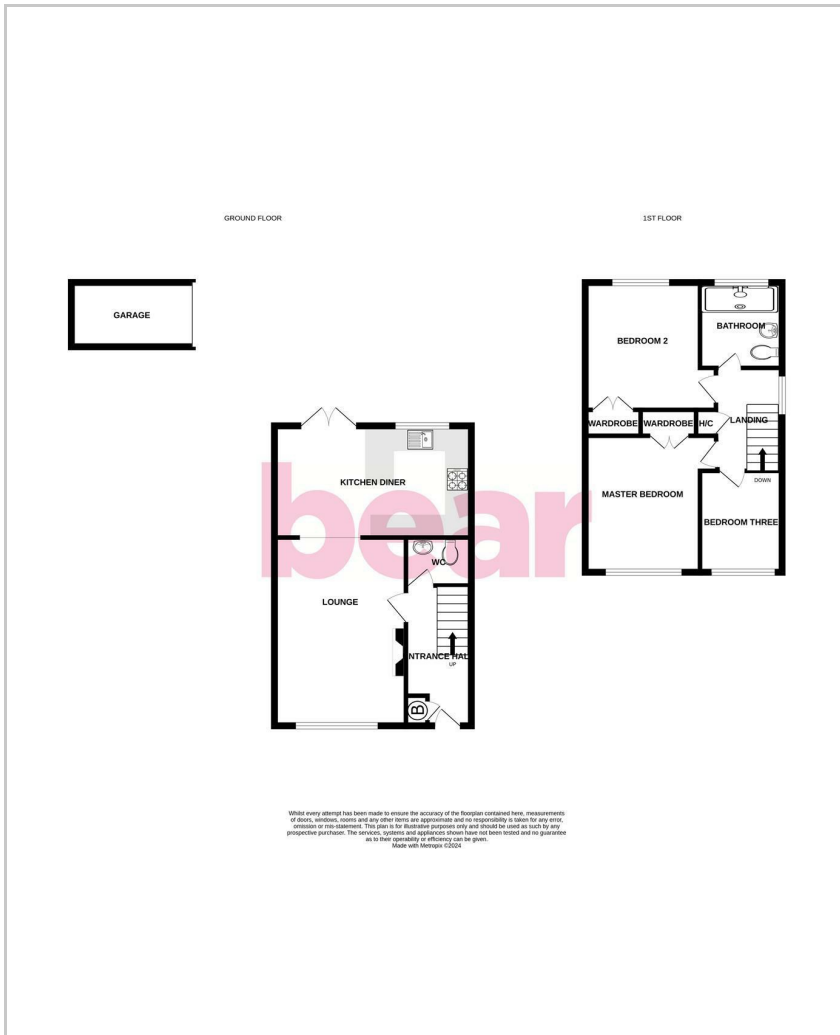
Commences with a patio area with a path leading down to a good sized garden shed, raised flower and shrub borders, outside tap, side access to the front and side driveway. PLEASE NOTE: Being on the end of the terrace, there is exciting potential to extend to the side and rear S.T.P.

There is also a garage in a block, round the corner from the property.

## Garage in Block



# Floor Plan



# Area Map



# Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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# Energy Efficiency Graph

