



## Park Road, Stanford-Le-Hope

Guide Price £750,000



- One of Stanford-le-Hope's most iconic properties dating back to 1905
- Fantastic size square footage and living space
- A total of ten bedrooms and four bathroom/shower rooms
- Previously used a guest house by the current owner
- A fantastic family home or business opportunity
- Lovely size lounge, kitchen, conservatory and utility room
- Wonderful rear garden with outbuilding
- Gated driveway parking for multiple vehicles and a garage
- 0.2 miles to Stanford-le-Hope train station and close proximity to town centre
- Excellent A13 and M25 road links



**Colubrid Estate Agents are truly delighted to offer to the market one of Stanford-le-Hope's most iconic properties, dating back to 1905. This property is truly unique having previously been used as a guest house by the current owner boasting a total of ten bedrooms and four bathrooms/shower rooms with a superb size square footage of living space, making this property either a fantastic family home or an excellent business opportunity. Accommodation boasts an inviting entrance hallway, fantastic size lounge, kitchen, utility room, conservatory, five ground floor bedrooms, two ground floor shower rooms and a ground floor bathroom. The first floor holds a further five bedrooms and shower room. Externally the property occupies an excellent size plot with gated frontage providing driveway parking for multiple vehicles, lovely size rear garden, a garage and a workshop. The property is perfectly located just 0.2 miles from Stanford-le-Hope train station and within close proximity to the town centre. It is also ideally located for A13 and M25 road links.**

**GUIDE PRICE £750,000 - £850,000**

Impressive entrance hall commences with turning staircase to first floor landing. Loft access.

Bedroom 15'8max 14'0 is located to the front of the property. Feature bay double glazed window.

Large family size lounge 25'6 x 14'8 keeps with the same theme. Twin double glazed bay fronted windows. Ornate fireplace. Parquet style wooden flooring. Coved ceiling.

Bedroom 14'1 x 11'3 double glazed window to side. Fitted wardrobes.

Bedroom 10'4 x 7'2 double glazed window to rear. Wash hand basin.

Bedroom 13'1 x 7'2 double glazed window. Wash hand basin.

Shower room comprises, shower, wash hand basin and low level wc. Tiling to walls.

Bedroom 10'7 x 9'4 double glazed window.

Bathroom comprises, panel bath, wash hand basin and low level wc. Tiling to walls. Heated towel rail.

Kitchen 14'0 x 6'8 double glazed window to side. Range of white high gloss wall and base mounted units with matching storage drawers. Complimentary work surfaces with matching upstands housing sink drainer with swan neck mixer tap. Tiling to splash backs. Space for appliances including space for freestanding cooker. Extractor hood.

The property also has a utility room and further three piece shower room

Spacious conservatory 24'3 x 13'9 overlooks and gives access to rear garden. French double glazed doors. Fan light double glazed windows. Wooden style flooring.

First floor landing is home to five well proportioned bedrooms and three piece shower room.

Bedroom 13'0 x 10'8 boxed bay double glazed window to rear. Eaves storage.

Bedroom 11'8 x 7'0 Velux double glazed window.

Bedroom 8'5 x 7'5 Velux double glazed window.

Bedroom 8'5 x 7'0 Velux double glazed window.

Shower room comprises, shower, wash hand basin and low level wc. Tiling to walls.

Externally the property has a delightful mature rear garden. Paved seating areas lined with raised flower bed bordering. Raised pond. Outside water tap. Side access gate.

Garage 17'8 x 8'1

Workshop 11'3 x 8'7

Shed 11'6 x 10'8 and greenhouse.

Gated driveway parking to front for multiple vehicles.

Council Tax Band: F

Local Authority: Thurrock

Disclaimer: Council tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.





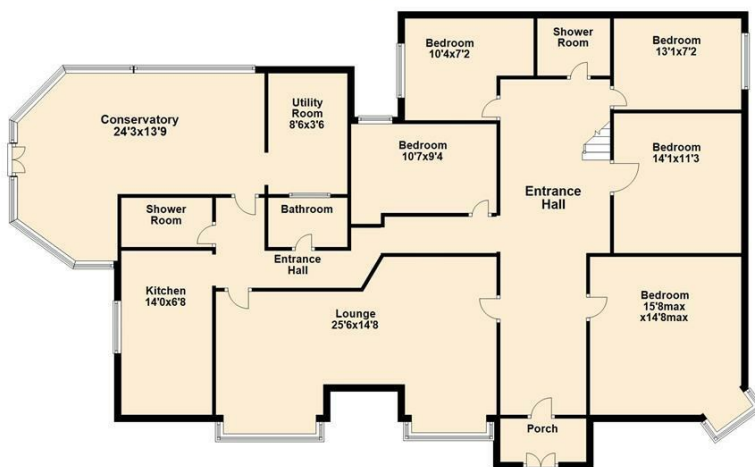
# Local Life

STANFORD-LE-HOPE is a small village between Basildon and Grays. The name arrives from a bridge crossing the rivulet on the site of the ancient stone ford, which gave the village, it's name Stanford-le-Hope.

Stanford Le Hope railway station is on the London, Tilbury and Southend line taking approximately 45 minutes to Fenchurch Street. Why not enjoy some time looking around the Town Centre, enjoy a meal at one of the many pubs and restaurants? Easy access to A13 road links to Basildon, Benfleet and Wickford.



Ground Floor



First Floor



