

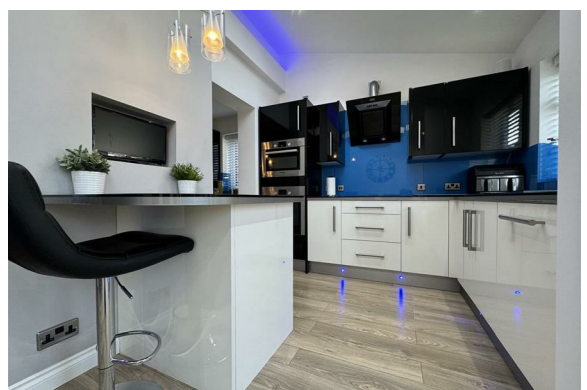


## Poley Road, Stanford-le-Hope

Guide Price £450,000



- A beautifully presented and fantastic size extended three bedroom family home
- Fully refurbished by the current owner to present the property to a show home standard and with a rear extension
- Lovely size lounge
- Beautiful kitchen/diner/family room with integrated appliances and two velux windows
- Ground floor wc and stunning first floor bathroom
- Three good size bedrooms
- Wonderful rear garden with artificial grass and decked seating area
- Detached games room/outbuilding with power and light which could be used as a garage as it has an electric remote roller door
- Driveway parking
- Approximately 0.1 miles from Stanford-le-Hope train station and close proximity of town centre



**Colubrid Estate Agents are delighted to welcome to the market this beautifully presented and fantastic size three bedroom family home having undergone full refurbishment throughout by the current owner to present the property to a show home standard and include a rear extension and a detached games room/outbuilding. Accommodation boasts an inviting entrance hallway, ground floor wc, lovely size lounge, stunning open plan extended kitchen/diner/family room with integrated appliances and two Velux windows, beautiful family bathroom and three good size bedrooms. Externally the property has a wonderful rear garden with decked seating area, artificial grass and a detached games room/outbuilding with power and light which could be used as a garage as it has an electric remote roller garage door. The front of the property provides driveway parking. This property is ideally located approximately 0.1 miles from Stanford-le-Hope train station and within close proximity of town centre.**

Impressive entrance hall commences with stairs leading to first floor accommodation. Storage cupboard. Wooden style flooring. Coved ceiling.

Access is given to ground floor cloakroom/wc.

Lounge 16'2 x 10'6 double glazed window to front. Smooth to coved ceiling.

Stunning open plan kitchen/diner/family room 17'8 x 17'0 French double glazed doors to rear, two Velux double glazed windows. Smooth vaulted style ceiling with spotlighting. Colour washed wooden style flooring.

Kitchen offers two tone high gloss wall and base mounted units with matching pan size storage drawers. Matching breakfast bar seating. Encased Bosch oven, built in microwave, Neff dishwasher and Hotpoint washing machine to remain. Worksurfaces housing sink. Whirlpool Induction hob with feature extractor fan. Ambient kick board lighting.

First floor landing is home to three well proportioned bedrooms and family bathroom.

Main bedroom 12'5 x 10'7 double glazed window to front. Built in wardrobes.

Bedroom two 11'0 x 10'7 max. Double glazed window to rear.

Bedroom three 8'1 x 6'2 double glazed window to front.

Bathroom comprises shaped bath fitted with shower and glass splash screen door. Vanity wash hand basin and close coupled WC. Tiling to walls. Heated towel rail. Obscure double glazed window.

Externally the property has a delightful rear garden commencing with L-shaped decked seating. Indian Sandstone patio seating to rear. Remaining garden has artificial lawn. Outside water tap and power points.

Outbuilding/games room, power and light connected, fully insulated, part boarded loft and electric roller door to front. 17'4 x 14'0. Ethernet connection point connected to the main house Driveway parking.

Council Tax Band: C

Local Authority: Thurrock

CCTV Front, Rear and side to remain

EPC RATING: D

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.



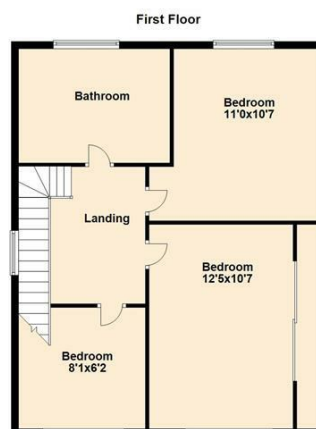
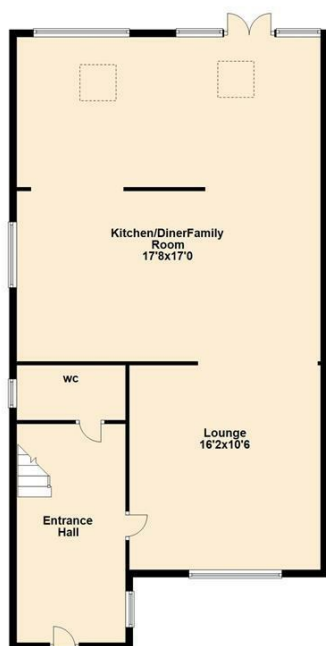


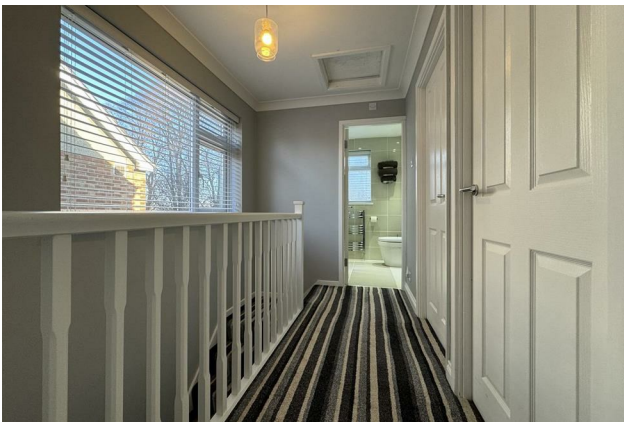
# Local Life

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

Stanford Le Hope railway station is on the C2C London, Tilbury and Southend line taking approximately 45 minutes to London 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.





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