



## Willow Hill, Stanford-le-Hope

£575,000



- A substantial detached family home which has undergone huge extensions to boast approx 2000sqft of living space
- A fantastic size family home with versatile accommodation
- Located at the end of a desirable cul-de-sac within good proximity of local amenities
- Must be viewed to be fully appreciated
- Lovely size open plan lounge/diner with bar area
- Large games room/family room
- Four great size double bedrooms
- Glorious views to the rear
- Wonderful size rear garden
- Driveway parking and garage



**Colubrid Estate Agents are thrilled to present to the market this substantial detached house which has undergone huge extensions to offer a fantastic size family home boasting approximately 2000 sqft of living space making this an excellent size home with versatile living space and really needs to be viewed to be appreciated. Located at the end of a desirable cul-de-sac, accommodation boasts an entrance porch, lovely size open plan lounge/diner with a bar area, huge play room/family room, nice size kitchen/breakfast room, hallway and ground floor wc. The first floor is home to four large bedrooms all classed as doubles and a stunning family bathroom. To the rear of the property this home provides glorious views and externally the property has a wonderful size rear garden, a garage and driveway parking.**

Enter the property via porch to front aspect.

Welcoming size lounge/diner with open plan bar area 26'1 x 25'4 max, offers character and style making this an ideal room for entertaining in. Dual aspect double glazed windows. Brick built fireplace. Stairs lead to first floor accommodation.

Double doors open into Playroom 17'5 x 14'9 French double glazed doors to rear. Dual aspect double glazed windows. Smooth to coved ceiling.

Kitchen/Breakfast Room 30'7 x 11'6 max. Dual aspect double glazed windows. External door to side. An array of wall and base mounted units with matching storage drawers. Tiling to splash backs. Work surfaces housing sink drainer with swan neck mixer tap. Encased Hotpoint oven, gas hob, extractor hood, washing machine and dishwasher to remain.

Inner hallway gives access to ground floor cloakroom/WC.

First floor landing is home to four well proportioned bedrooms and family four piece bathroom. Loft access.

Main bedroom 21'1 x 9'8 two double glazed windows to front. Fitted wardrobes.

Bedroom two 17'5 x 11'6 dual aspect double glazed windows. Access into storage room.

Bedroom three 12'9 x 7'5 max. Double glazed window to rear. Storage cupboard.

Bedroom four 9'8 x 8'0 double glazed window to rear.

Four piece bathroom comprises tiled panel bath fitted with shower/mixer tap, independent shower cubicle, vanity wash hand basin and low level WC. Tiling to walls. Tiled flooring. Heated towel rail. Obscure double glazed window.

Externally the property has a wonderful size predominately lawned rear garden with large patio seating area and brick built shed 7'6 x 7'5.

Driveway parking to front.

Garage 16'0 x 7'9 has power and light connected.

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

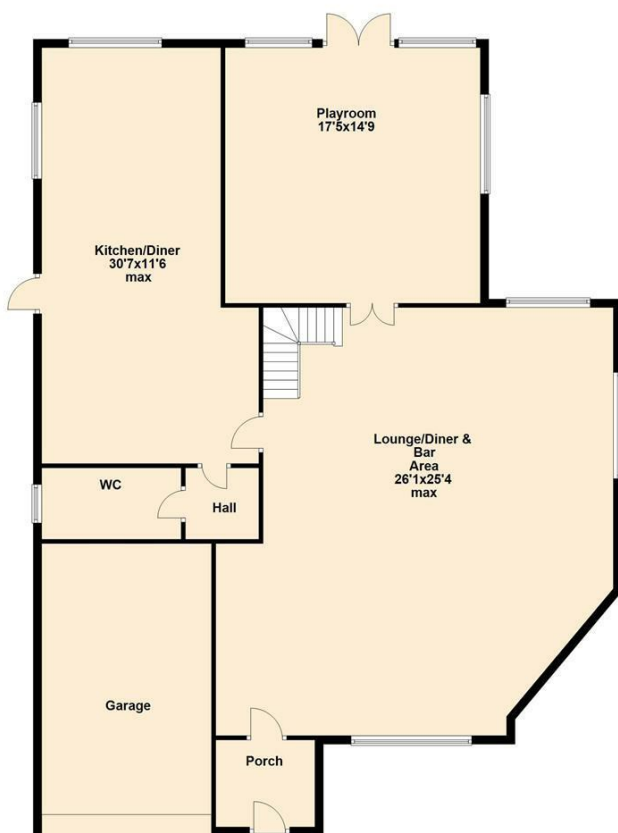
STANFORD-LE-HOPE The name arrives from a bridge crossing the rivulet on the site of the ancient stone ford, which gave the town the name Stanford-le-Hope.

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



Ground Floor



First Floor

