



## Milton Road, Stanford-Le-Hope

Offers Over £570,000



- If you are looking for a large family home then look no further
- A huge and substantial six bedroom property with excellent size living space throughout that really needs to be seen to be believed
- Feels like two houses in one with versatile living
- Ideal for larger families or families where parents, grandparents, older children or grandchildren all want to live under one roof whilst having plenty of their own space
- An ideal buy to let property for HMO purposes located very close to Performers College where there is always a rental market for students
- Lovely size lounge/diner, additional dining room and huge family room/play room/games room
- Ground floor bedroom/office and five first floor bedrooms
- Ground floor wc, two en-suite shower rooms, family bathroom and separate wc
- Nice size rear garden
- Sweeping in and out driveway with parking for multiple vehicles and a garage



**If you are looking for a large family home or a property that offers dual living with family members living together under one roof then look no further! Colubrid Estate Agents are delighted to welcome to the market this HUGE and substantial six bedroom family home which boasts unbelievable size living space throughout and feels like two houses in one! This property is ideal for larger families or for families where parents, grandparents, older children or grandchildren all want to live under one roof whilst having plenty of their own space. It would also represent an ideal buy to let property for HMO purposes subject to the correct licenses and is ideally located for the thriving Performers College where there is always a rental market for students. Accommodation boasts an inviting entrance hallway, ground floor WC, large lounge/diner, additional dining room, modern kitchen/breakfast room, huge play room/games room/family room and a ground floor bedroom/office. The first floor holds a further five bedrooms with both the master and bedroom two both offering en-suite shower rooms and there is an additional family bathroom with separate WC. Externally the property has a nice size rear garden, sweeping in and out driveway with parking for multiple vehicles and a garage. This property really must be seen to be believed, call us to book your viewing slot now.**

Impressive L-shaped entrance hall commences with stairs leading to first floor accommodation. Access is given to ground floor cloakroom/WC. Storage cupboard.  
Large Family Room/Games Room/Playroom 27'8 x 17'3 overlooks the front and gives access to rear via patio sliding doors.  
Lounge 22'2 x 13'4 also gives access to rear garden via French double glazed doors.  
Open plan Dining Room 9'0 x 8'0 gives access to rear garden via French double glazed doors.  
Double doors open into kitchen.  
Kitchen 16'7 x 9'9 double glazed window to front. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances.  
Ground floor bedroom/office 15'9 x 9'3 is located to the front of the property. Double glazed window.

First floor is home to five bedrooms, two en-suites, bathroom and separate wc. Storage cupboard. Two loft hatches.  
Bedroom one 17'4 x 14'1 enjoys views over rear garden. Double glazed window.  
En-suite comprises shower, wash hand basin and low level WC.  
Bedroom two 13'4 x 9'3 double glazed window to front.  
En-suite comprises, shower, wash hand basin and low level WC.  
Bedroom three 11'0 x 10'0 double glazed window to rear.  
Bedroom four 11'0 x 7'3 double glazed window to rear.  
Bedroom five 10'8 x 5'9 double glazed window to rear.  
Bathroom comprises panel bath, wash hand basin and low level WC. Tiling to walls Obscure double glazed window.  
Separate WC.

Externally the property has a nice size rear garden commencing with side access gate and patio seating area. Remaining garden has artificial lawn. shed to remain.  
The property also has driveway parking and garage.

Council Tax Band: C  
Local Authority: Thurrock

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



