



## Abbotts Drive, Stanford-le-Hope

Guide Price £400,000



- A well presented and fantastic size three bedroom family home
- Lovely size lounge and dining room
- Well presented kitchen
- Conservatory
- Three good size bedrooms
- Well presented bathroom
- Wonderful size rear garden
- Garage
- Driveway parking
- Very desirable location



**Colubrid Estate Agents are absolutely thrilled to present to the market this well presented and fantastic size three bedroom family home with a more than generous size rear garden situated in a very desirable location. Accommodation boasts an entrance hallway, lovely size lounge and dining room, kitchen, conservatory, three good size bedrooms and a well presented family bathroom. Externally this property offers a wonderful size rear garden, driveway parking and a garage.**

**GUIDE PRICE: £400,000-£425,000**

Impressive entrance hall commences with stairs leading to first floor accommodation.

Lounge/diner 26'3 x 12'4 overlooks the front aspect. Double glazed boxed bay window. French double glazed doors open into conservatory.

Conservatory 14'1 x 7'3 Double glazed patio sliding doors open onto rear garden. Double glazed windows.

Kitchen 10'1 x 7'5 also gives access into conservatory. Range of wall and base mounted units with matching storage drawers and under unit lighting. Work surfaces housing sink drainer. Four ringed gas hob, oven and extractor hood to remain. Space for other appliances. Tiled flooring.

First floor landing is home to three well proportioned bedrooms and family bathroom. Boarded loft. Storage cupboard.

Main bedroom 12'8 x 10'9 enjoys views over rear garden. Double glazed window, Fitted wardrobes.

Bedroom two 10'9 x 10'0 double glazed window to front. Fitted wardrobes.

Bedroom three 7'10 x 6'11 double glazed window to front. Fitted wardrobes and storage cupboard.

Bathroom 7'8 x 5'8 comprises panel bath, wash hand basin and low level WC. Tiling to walls. Heated towel rail.

Externally the property has a good size rear garden commencing with patio seating area, Remaining garden is lawned with established Plum Tree. Shed to remain.

Driveway parking.

Garage 20'9 x 9'9 power and light connected.

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 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.



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# 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



