



## Valmar Avenue, Stanford-le-Hope

Guide Price £425,000



- A fantastic size four bedroom family home
- Ideally located just 0.3 miles from Stanford-le-Hope train station
- Close proximity to the desirable St Clere's school
- Excellent size living space spread over three floors
- Nice size lounge
- Large kitchen/diner
- Four good size bedrooms
- Family bathroom and additional shower room
- Lovely size rear garden
- Driveway parking



**Colubrid Estate Agents are pleased to welcome to the market this fantastic size four bedroom family home ideally located just 0.3 miles from Stanford-le-Hope train station and within close proximity to the highly desirable St Clere's School. Accommodation boasts an entrance porch, hallway, nice size lounge, kitchen/diner, four good size bedrooms, a family bathroom and additional shower room. Externally the property has a lovely size rear garden and driveway parking.**

**GUIDE PRICE £425,000 - £460,000**

Impressive entrance hall commences with stairs leading to first floor accommodation. Dual aspect double glazed windows. Storage cupboard.

Kitchen/diner 16'8 x 11'6 gives access to garden. Double glazed window. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances including space for freestanding cooker, extractor hood. Continuation of wooden style flooring.

Lounge 14'2 max x 10'7 overlooks the front aspect. Boxed bay double glazed window. Feature fireplace. Coved ceiling. Wooden style flooring.

First floor landing is home to three bedrooms and family bathroom. Stairs to second floor.

Bedroom two 12'2 x 10'1 double glazed window to front.

Bedroom three 11'7 x 10'1 double glazed window to rear.

Bedroom four 8'3 x 6'5 double glazed window to front.

Bathroom comprises panel bath, wash hand basin and low level WC. Part tiling to walls, obscure double glazed window.

Second floor us home to main bedroom and shower room.

Bedroom one 19'6 x 9'1 dual aspect double glazed windows. Storage cupboard. plus two eaves storage cupboards.

Shower room comprises shower, wash hand basin and low level WC.

Externally the property has a good size rear garden. Large patio seating area, lawned area, outside water tap and shed to remain. Driveway parking.

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.



**Colubrid.co.uk**

# 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



