



Balmoral Avenue, Stanford-le-Hope

Guide Price £440,000



- A well presented and fantastic size three bedroom family home
- Boasting excellent size living space throughout
- Lovely size lounge, large dining room and conservatory
- Stunning kitchen
- Modern ground floor shower room and first floor bathroom
- Wonderful size rear garden
- Driveway parking
- Summerhouse to remain
- Excellent location for local schools and amenities
- 0.9 miles to Stanford-le-Hope train station



GUIDE PRICE £425,000 - £475,000.

Nestled on the charming Balmoral Avenue in Stanford-Le-Hope, this three bedroom semi-detached house is a gem waiting to be discovered. With a warm and welcoming feel, this property offers a spacious layout perfect for a growing family.

As you step inside, you are greeted by an inviting entrance hallway leading to the delightful lounge, ideal for relaxing evenings with loved ones. The large dining room is perfect for hosting gatherings and creating lasting memories. The stunning kitchen is a chef's dream, offering ample space to whip up delicious meals. The addition of a conservatory brings in natural light, creating a bright and airy atmosphere throughout.

This lovely home features three bedrooms, providing comfortable and private spaces for the whole family. The convenience of a ground floor shower room and a first floor bathroom ensures that busy mornings run smoothly.

Step outside to discover a wonderful rear garden, complete with a charming summerhouse that is perfect for enjoying lazy summer days or entertaining guests. The driveway parking adds a touch of convenience to your daily routine.

Located in a prime spot, this property offers easy access to local schools, the train station, and amenities, making it a desirable place to call home. Don't miss out on the opportunity to make this fantastic family home your own.

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

Lounge 13'8 max x 13'2 boxed bay double glazed window to front. Feature gas fireplace. Coved ceiling.

Ground floor shower room comprises shower fitted with Triton shower, wash hand basin and low level WC. Heated towel rail.

Dining room 13'0 x 12'7 coved ceiling. Steps lead down to open plan kitchen.

Stunning kitchen 18'0 x 10'6 Range of modern wall and base mounted units with matching pan size storage drawers and under unit lighting.

Complimentary work surfaces housing sink with swan neck mixer tap. Tiling to splash backs. Neff Induction hob, Bosch oven, fridge/freezer, dishwasher and extractor hood to remain. Tiled flooring. Space for appliance. Double glazed window.

French double glazed doors open onto conservatory.

Conservatory 11'0 x 10'6 continuation of tiled flooring. Fan light double glazed windows. French double glazed doors open onto rear garden.

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

Bedroom one 14'4 max x 11'2 boxed bay double glazed window to front. Fitted wardrobes.

Bedroom two 11'6 x 11'2 double glazed window to rear. Fitted wardrobes.

Bedroom three 8'0 x 7'3 double glazed window to front. Fitted wardrobes.

Bathroom comprises white panel bath fitted with Aqualisa power shower and glass splash screen door. Wash hand basin and low level WC. Part tiling to walls. Tiled flooring. Obscure double glazed window. Heated towel rail.

Externally the property has a stunning rear garden. Commencing with patio seating area and side access gate. Manicured lawn with inset stepping stones is lined with mature well stocked flower bed bordering. Summerhouse has power and light connected plus own boiler and heating system. Driveway parking to front.

Council Tax Band: D

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 is a small village between Basildon and Grays. The name arrives from a bridge crossing the rivulet on the site of the ancient stone ford, which gave the village, it's name Stanford-le-Hope.

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



