



Billet Lane, Stanford-le-Hope

Guide Price £485,000



- A beautifully presented and fantastic size four bedroom family home
- Excellent size living space throughout with a double storey side extension and single storey rear extension
- Lovely size lounge and separate dining room
- A stunning and excellent size Magnet fitted kitchen with Rangemaster cooker and utility room
- Beautiful family bathroom with jacuzzi bath
- Four good size bedrooms
- En-suite bathroom to master bedroom with jacuzzi bath
- Nice size rear garden with outdoor bar and summerhouse to remain
- Driveway parking for multiple vehicles and garage (not full size and for storage only)
- Glorious outlook to the front of the property with views over fields



Guide Price £475,000-£500,000

Colubrid Estate Agents are thrilled to present to the market this beautifully presented and fantastic size four bedroom family home that boasts the wow factor throughout with a large double storey side extension and single storey rear extension boasting excellent size living space throughout. Accommodation boasts a large entrance hallway, lovely size lounge, stunning and excellent size Magnet fitted kitchen with Rangemaster cooker, dining room, beautiful ground floor bathroom with jacuzzi bath and a utility room. The first floor holds four good size bedrooms with an en-suite bathroom with jacuzzi bath to the master bedroom. Externally the property has a nice size rear garden with outdoor bar and a summerhouse to remain. The front of the property provides driveway parking for multiple vehicles and a garage (not full size and for storage only). The property boasts a glorious outlook to the front with views over fields.

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

Lounge 13'9 x 12'7 overlooks the front aspect. Double glazed window. Feature fireplace. Coved ceiling.

Beautifully presented ground floor bathroom comprises, larger than average shower, Jacuzzi bath, vanity wash hand basin and close coupled wc. Ornate tiling to walls. Tiled flooring with underfloor heating. Heated towel rail.

Utility room 13'1 x 8'8 borrowed light window.

Stunning "Magnet" kitchen 16'0 x 9'6 is open plan to dining room. Two Velux double glazed windows. An array of wall and base mounted units with matching pan size storage drawers. Granite worktops housing sink drainer. Range Master cooker and dishwasher to remain. Matching centre island incorporating breakfast bar seating. Amtico flooring. Smooth ceiling with ample spotlighting.

Dining room 10'5 x 10'5 overlooks and gives access to garden via French double glazed doors. Fan light double glazed windows. Smooth ceiling, spotlighting. Continuation of Amtico flooring fitted with underfloor heating.

First floor landing is home to three double bedrooms and en-suite bathroom.

Main bedroom 19'4max x 9'1 is located to the front of the property. Double glazed window. Fitted wardrobes.

En-suite bathroom comprises, double ended Jacuzzi bath fitted with hand held shower attachment. Wash hand basin and low level wc. Obscure double glazed window.

Bedroom two 18'8 x 8'9 two double glazed windows to rear,

Bedroom three 10'1 max x 8'9 double glazed window to front. Fitted wardrobes.

Bedroom four 8'9 x 8'3 double glazed window to front.

Externally the property has a delightful rear garden commencing with shaped patio seating area, side access gate, outside water tap, shed and summerhouse to remain. Remaining garden is lawned.

Summerhouse 12'8 x 12'8 power and light connected.

Driveway parking to front. Garage (not full size) 9'1 x 6'7 used for storage only.

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.

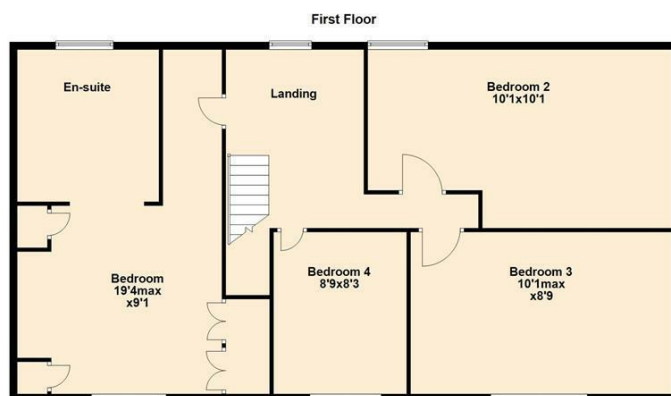
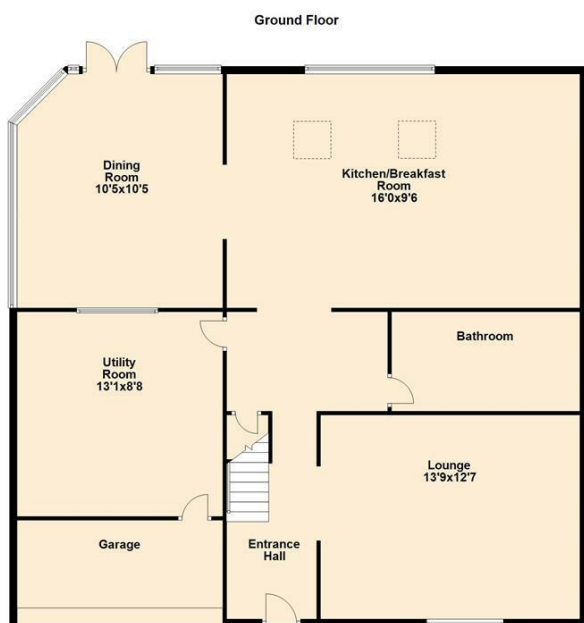
Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view



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.





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