



## Abbotts Drive, Stanford-le-Hope

Guide Price £400,000



- No onward chain
- A well presented and fantastic size three bedroom family home boasting a large ground floor rear extension
- Lovely size lounge
- Stunning kitchen/diner
- Modern first floor bathroom and additional ground floor bathroom
- Three good size bedrooms all with fitted wardrobes
- Wonderful rear garden
- Bar/games room
- Driveway parking and garage
- Sought after location



**GUIDE PRICE £400,000 - £425,000.**

**Nestled in the sought after Abbots Drive in Stanford-le-Hope, this semi-detached house is a gem waiting to be discovered. As you step inside, you'll be greeted by a beautifully presented family home with a spacious ground floor rear extension, offering ample space for all your needs.**

**The property features a delightful lounge, perfect for relaxing evenings, and a stunning kitchen/diner where you can create culinary masterpieces and entertain guests with ease. With not just one, but two bathrooms - a modern first-floor bathroom and an additional ground floor bathroom, convenience is at the forefront of this home.**

**Upstairs, you'll find three generously sized bedrooms, each equipped with fitted wardrobes, providing plenty of storage space for your belongings. The wonderful surprise lies outside in the form of a sizable rear garden, complete with a bar/games room for entertaining or unwinding, along with driveway parking and a garage for your vehicles or extra storage needs.**

**This property is not just a house; it's a warm and inviting home where memories are waiting to be made. With the added benefit of no onward chain, the opportunity to make this your own is right at your doorstep. Don't miss out on the chance to call this lovely abode your own.**

Enter the property via porch to front aspect.

Spacious entrance hall commences with stairs leading to first floor accommodation. Double glazed window to side. Storage cupboard.

Ground floor bathroom comprises bath, vanity wash hand basin and close coupled WC. Tiling to walls. Obscure double glazed window.

Lounge/diner 23'2 x 10'6 double glazed window to front. Double doors to kitchen/diner. Feature fireplace. Built in storage cupboard. Smooth to coved ceiling.

Kitchen/diner 15'9 x 13'8 max. Dual aspect double glazed windows. External door to garden. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances. American style fridge/freezer, Range style cooker and extractor hood to remain. Tiled flooring.

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

Bedroom one 12'2 x 10'2 max. Double glazed window to rear. Fitted wardrobes and fitted dressing table to remain.

Bedroom two 10'7 x 10'2 double glazed window to front. Fitted wardrobes and chest of drawers to remain.

Bedroom three 9'0 max x 8'0 max. double glazed window to front. Fitted wardrobes.

Bathroom comprises, double ended bath, vanity wash hand basin and low level WC. Tiling to walls. Tiled flooring.

Externally the property has a delightful low maintenance rear garden. Vehicle gated access. Side access gate and patio seating. Shed to remain with power.

Summerhouse/Bar 13'6 x 12'9 power and light connected.

Garage 21'9 x 9'6 up and over door, power and light connected.

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.



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# 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.



