



Boyce Road, Stanford-le-Hope

Guide Price £210,000



- A fantastic size two bedroom ground floor maisonette
- Well presented throughout
- Own large garden accessed directly from the lounge
- Lovely size lounge/diner
- Study area
- Modern kitchen
- Modern bathroom
- Two good size bedrooms
- Garage in block with parking in front
- No service charge



Guide Price £210,000- £230,000

Nestled in the charming Boyce Road of Stanford-le-Hope, this delightful two-bedroom ground floor maisonette is a true gem waiting to be discovered. The property boasts a well-presented interior with a fantastic size that is sure to impress.

One of the standout features of this maisonette is its unique large garden, directly accessible from the inviting lounge, creating a seamless indoor-outdoor living experience. The property also offers a lovely lounge/diner, complete with a study area for those working from home, a modern kitchen perfect for culinary enthusiasts, a contemporary bathroom, and two generously sized bedrooms ensuring ample space for relaxation.

Convenience is key with a garage located in a nearby block, accompanied by parking right in front of it. The property's excellent location provides easy access to local amenities and the train station, making daily commutes or leisurely outings a breeze.

What sets this property apart is the added benefit of no service charge, offering peace of mind to the lucky new owners. Don't miss out on the opportunity to make this charming maisonette your new home sweet home in the heart of Stanford-le-Hope.

Study Area 9'2 x 6'1

Lounge/diner 17'7 x 10'0 French double glazed doors open onto rear garden. Double glazed windows. Storage cupboard. Wooden style flooring.

Kitchen 6'8 x 6'1 wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances including space for freestanding cooker. Colour washed wooden style flooring.

Inner hallway gives access to remaining rooms. Storage cupboard.

Bedroom one 12'6 x 10'1 double glazed window.

Bedroom two 10'8 x 6'6 double glazed window.

Spacious bathroom comprises white panel bath fitted with shower and glass splash screen door. Vanity wash hand basin and low level WC. Tiling to walls.

Externally the property has it's own rear garden. Patio seating area, brick built storage cupboard. Remaining garden is lawned. Garage in block.

Council Tax Band: B

Local Authority: Thurrock

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to 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.



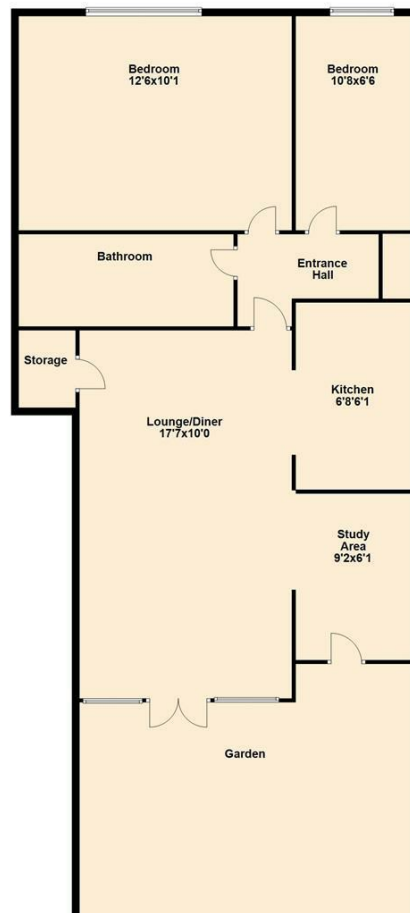
Local Life

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.



Floor Plan





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