



Ashridge Close, Stanford-le-Hope

Guide Price £425,000



- No onward chain
- A beautifully presented and fantastic size three bedroom family home boasting excellent size living space with accommodation spread over three floors
- Constructed in 2017 and located on the always popular Maple Park development with approximately two years NHBC warranty remaining
- Lovely size lounge/diner with feature skylight style windows
- Modern kitchen/breakfast room
- Ground floor wc, modern family bathroom and modern en-suite shower room
- Three good size bedrooms
- Landscaped rear garden with artificial grass
- Parking for two vehicles
- 0.4 miles from Stanford-le-Hope train station



GUIDE PRICE £400,000-£450,000.

Colubrid Estate Agents are delighted to welcome to the market this beautifully presented and fantastic size three bedroom family home situated in an excellent position with the added benefit of no onward chain. This property boasts excellent size living space throughout with accommodation spread over three floors and is situated on the always desirable "Maple Park" development constructed by the reputable Barratt Homes in 2017 and benefits from approximately two years NHBC warranty remaining. Accommodation offers an inviting entrance hallway, modern kitchen/breakfast room and a lovely size lounge/diner with feature skylights. The first floor is home to two good size bedrooms and a family bathroom whilst the top floor boasts a large master bedroom with feature skylight windows and an en-suite shower room. Externally the property has a nice size rear garden with artificial grass and parking for two vehicles. Further benefits include solar panels ensuring the property is economical and energy efficient. This house is also well located with Stanford-le-Hope train station just 0.4 miles away and the popular St Clere's School within close proximity.

Impressive entrance hall commences with stairs leading to first floor accommodation. Storage cupboard. Access is given to ground floor cloakroom/WC.

Kitchen 12'9 x 7'7 double glazed window to front with shutters to remain. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. AEG oven, Electrolux gas hob, extractor hood, fridge/freezer and dishwasher to remain.

Lounge 17'2 x 14'3 French double glazed doors open onto rear garden. Velux double glazed windows.

First floor landing is home to two bedrooms and family bathroom. Inner hall gives access to stairs to second floor accommodation. Double glazed window with shutters to remain.

Bedroom two 14'3 x 11'6 double glazed window. Storage cupboard.

Bedroom three 9'9 x 7'2 max. Double glazed window.

Bathroom comprises panel bath fitted with shower and glass splash screen door. Wash hand basin and low level WC. Part tiling to walls. Obscure double glazed window.

Second floor is home to the main bedroom and en-suite shower room.

Bedroom one 16'8 max x 14'3 max. Four Velux double glazed windows. Loft access and storage cupboard.

En-suite comprises shower, wash hand basin and low level WC. Part tiling to walls. Vanity mirror with lighting.

Externally the property has a nice size rear garden. Porcelain patio seating area, plus decked seating area, side access gate and outside water tap.

Remaining garden has artificial lawn. Shed to remain.

Two allocated numbered parking spaces.

Further Details:

Home Hive Heating system

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.



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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 Wickfor



