



## Augusta Road, Stanford-le-Hope

£425,000



- No onward chain
- A beautifully presented and fantastic size three bedroom family home
- Excellent size living space with accommodation spread over three floors
- Situated on the always popular "Maple Park" development ideally located just 0.3 miles from Stanford-le-Hope train station
- Lovely size lounge/diner with feature skylight windows
- Modern kitchen/breakfast room
- Ground floor wc, family bathroom and en-suite shower room
- Lovely size rear garden
- Carport driveway parking
- Views over greensward to the front



**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 2015. 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, a carport driveway and boast a lovely outlook over greensward to the front. 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 0.3 miles away and the popular St Clere's School within close proximity.**

Spacious entrance hall commences with stairs leading to first floor accommodation. Storage cupboard.  
Kitchen/Breakfast Room 13'0 x 7'10 overlooks the front aspect. Double glazed window. Range of white high gloss wall and base mounted units with matching storage drawers. Work surfaces with matching up stands housing sink drainer with swan neck mixer tap. Gas hob, oven and extractor hood to remain. Space for other appliances. Wooden style flooring.  
Lounge/Diner 16'3 x 14'5 gives access to rear garden via French double glazed doors. Velux double glazed windows.  
The property also has a ground floor cloakroom/WC.

First floor landing is home to two bedrooms and family bathroom. Inner hallway gives access to second floor accommodation.  
Bedroom two 14'4 x 11'6 max. Double glazed window to rear. Airing cupboard.  
Bedroom three 9'11 x 7'3 double glazed window to front.  
Bathroom comprises white panel bath, wash hand basin and low level WC. Part tiling to walls.

Second floor is home to bedroom one and en-suite shower room.  
Bedroom 16'4 x 14'4 four Velux double glazed windows. Storage cupboard.  
En-suite comprises, shower cubicle, wash hand basin and low level WC. Part tiling to walls.

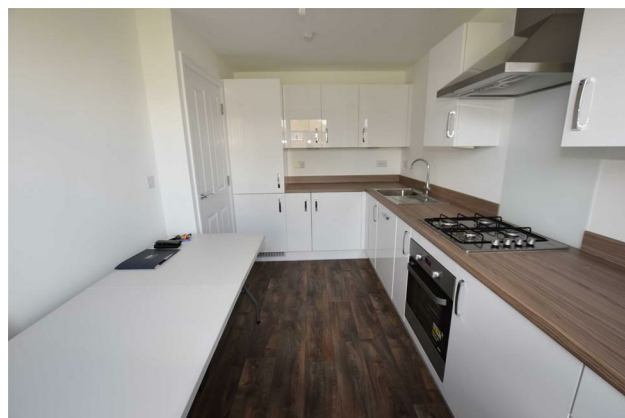
Externally the property has a lovely size predominately lawned rear garden. Patio seating area.  
Carport parking to front.

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 endeavor 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





**Colubrid.co.uk**