



## London Road, Stanford-le-Hope

Guide Price £375,000



- A beautifully presented and fantastic size three bedroom family home
- Boasting excellent size living space throughout including a stunning ground floor rear extension
- Lovely size lounge
- Beautiful kitchen/breakfast room
- Wonderful family room with bi-fold doors and velux windows
- Ground floor wc
- Modern family bathroom
- Three nice size bedrooms
- Large rear garden
- Ideally located just 0.2 miles from train station, close proximity of town centre and in the popular St Clare's School catchment



**GUIDE PRICE £375,000-£425,000.**

**Nestled on London Road in Stanford-le-Hope, this terraced house is a gem waiting to be discovered. Boasting two reception rooms, three bedrooms, and two bathrooms, this property is the epitome of a perfect family home.**

**As you step inside, you are greeted by a beautifully presented living space that is both inviting and spacious. The ground floor features a stunning rear extension that floods the area with natural light, creating a warm and welcoming atmosphere throughout. From the entrance porch to the lovely lounge, modern kitchen/breakfast room, and a family room with velux windows and bi-fold doors, every corner of this home exudes charm and elegance.**

**Upstairs, you will find three generously sized bedrooms, perfect for creating personal sanctuaries for the whole family. The modern family bathroom adds a touch of luxury to this already impressive property.**

**One of the standout features of this house is the wonderful size rear garden, providing the perfect outdoor space for relaxing, entertaining, or simply enjoying the fresh air.**

**Additionally, the property's ideal location just 0.2 miles from Stanford-le-Hope train station makes commuting a breeze, while being in the sought-after St Clere's School catchment area adds to the appeal for families. Desirably located within close proximity of the town centre with all local amenities.**

**In conclusion, this three-bedroom family home on London Road is a rare find that offers both style and comfort in a convenient and desirable location. Don't miss the opportunity to make this house your own and create lasting memories in this wonderful property.**

Enter the property via porch to front aspect.

Lounge 16'7 x 11'9 double glazed window to front. Stairs lead to first floor accommodation. Storage cupboard.

Beautifully presented Wren kitchen 16'7 x 10'0 offers a range of wall and base mounted units with matching pan size storage drawers. Complimentary work surfaces housing sink drainer. Bosch Induction hob. Bosch fan oven, microwave/oven/grill plus warming drawer. Bosch full length fridge, Zanussi full length freezer, extractor hood and Neff dishwasher to remain. Matching centre breakfast island. Storage cupboard. Tiled flooring.

Open plan family room 14'5 x 14'5 Bi fold doors open onto rear garden. Velux windows with remote control and rain sensors. Continuation of flooring. Access is given to ground floor cloakroom/WC.

First floor landing is home to three well proportioned bedrooms and family bathroom. Boarded loft with ladder to remain.

Bedroom one 11'9 x 9'7 max. Double glazed window to front.

Bedroom two 10'1 x 9'9 double glazed window to rear.

Bedroom three 8'8 x 6'7 double glazed window to front.

Bathroom comprises, white panel bath fitted with shower and glass splash screen door. Vanity wash hand basin and low level WC. Heated towel rail.

Obscure double glazed window. Tiling to walls. Tiled flooring.

Rear garden commences with patio seating area, power points and outside water tap. Remaining garden has a manicured lawn with soak away system. Gated vehicle access to rear.

Further Details:

Front windows refitted approximately 2016 top and rear.

Boiler fitted 2018

Under floor heating fitted throughout the ground floor from the porch

The property was extended approximately 2018

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.

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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



