



## Third Avenue, Stanford-le-Hope

Offers Over £410,000



- No onward chain
- A fantastic size three bedroom semi detached family home
- Situated in one of the areas most popular roads
- Benefitting from a ground floor rear extension
- Lovely size lounge and dining room
- Large kitchen
- Modern shower room and ground floor wc
- Three good size bedrooms
- Wonderful landscaped rear garden with artificial grass
- Driveway parking and garage



**Nestled in the charming Third Avenue of Stanford-Le-Hope, this delightful semi-detached house is a gem waiting to be discovered. As you step inside, you are greeted by not one, but two inviting reception rooms, perfect for entertaining guests or simply unwinding after a long day.**

**With three good size bedrooms, a modern shower room and ground floor wc this property offers ample space for a growing family or those who enjoy having guests over. The ground floor rear extension adds a touch of luxury, providing a spacious area for relaxation and quality family time.**

**The heart of this home lies in its well-appointed kitchen, ideal for whipping up delicious meals to be enjoyed in the adjacent lounge and dining room. The property also features a convenient ground floor WC, ensuring practicality meets style at every corner.**

**Step outside into the wonderful rear garden, landscaped with artificial grass for easy maintenance, offering a serene escape from the hustle and bustle of everyday life. Parking is a breeze with driveway parking and a garage for additional storage or parking needs.**

**Located in one of the area's most sought-after roads, this property comes with the added benefit of no onward chain, making it a hassle-free investment for those looking to settle down in a vibrant community. Don't miss the opportunity to make this fantastic family home your own and start creating lasting memories in this inviting abode.**

Enter the property via door to side aspect. Entrance hall gives access to ground floor cloakroom/WC. Storage cupboard. Stairs lead to first floor accommodation.

Kitchen 14'8 x 8'7 bow double glazed window to front. Range of wall and base mounted units with matching storage drawers. Ample work surfaces housing sink drainer. Neff oven, four ringed gas hob, extractor hood and fridge/freezer to remain. Tiling to splash backs. Tiled flooring.

Dining room 17'3 x 11'7 is open plan to lounge. Coved ceiling.

Lounge 16'8 x 8'1 gives access to rear garden via French double glazed doors. Coved ceiling.

First floor landing is home to three well proportioned bedrooms and three piece shower room. Access to loft.

Bedroom one 17'9 x 10'0 two double glazed windows to front. Fitted wardrobes.

Bedroom two 11'9 x 7'8 double glazed window to rear.

Bedroom three 9'1 x 8'5 double glazed window to rear.

Shower room comprises corner shower cubicle, wash hand basin and low level WC.. Tiling to walls. Tiled flooring. Obscure double glazed window.

Delightful rear garden commences with patio seating area. Shaped artificial lawn with well stocked flower bed bordering.

Driveway parking to front.

Garage 18'7 x 8'1 up and over door, power and light connected.

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.



# 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



