



## Colman Close, Stanford-le-Hope

Offers Over £375,000



- No onward chain
- A well presented and fantastic size three bedroom semi detached house
- Lovely size lounge
- Nice size kitchen
- Good size dining room
- Ground floor wc
- Modern shower room
- Three great size bedrooms
- Wonderful size rear garden
- Parking for two vehicles and a garage



Welcome to this charming three-bedroom semi-detached family home located in the desirable Colman Close, Stanford-le-Hope. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

As you step inside, you are greeted by a spacious entrance porch leading to a hallway that flows seamlessly into a lovely lounge area, ideal for cosy evenings in. The property features a ground floor wc, nice size kitchen and dining room, providing ample space for preparing delicious meals and enjoying family dinners.

Upstairs, you will find three good-sized bedrooms, offering plenty of room for a growing family or accommodating guests. The modern shower room adds a touch of luxury to this wonderful home.

One of the standout features of this property is the generous rear garden, providing a perfect outdoor space for children to play or for hosting summer barbecues with friends. With parking available for two vehicles and a garage, you will never have to worry about finding a parking spot again.

Conveniently located near the train station and town centre, this home offers easy access to local amenities and transportation links, making it an ideal choice for those seeking both comfort and convenience.

Don't miss out on the opportunity to own this well-presented and spacious family home with no onward chain. Book a viewing today and envision the endless possibilities this property has to offer!

Enter the property via porch to front.

Entrance hall commences with stairs leading to first floor accommodation. Storage cupboard.

Access is given to ground floor cloakroom/WC.

Lounge 15'0 x 10'7 Bow double glazed window to front. Feature fireplace with electric fire to remain. Wooden style flooring. Smooth to coved ceiling.

Kitchen 11'2 x 8'4 double glazed window to rear. Wall and base mounted units with matching storage drawers. Tiling to splash backs. Work surfaces housing sink drainer. Freestanding oven and washing machine to remain. Space for other appliances. Tiled flooring. Smooth ceiling with spot lighting.

Dining room 8'5 x 8'4 French double glazed doors open onto rear garden. Continuation of tiled flooring.

First floor landing is home to three bedrooms and family shower room. Access to loft.

Bedroom one 12'3 max x 10'8 max. Double glazed window.

Bedroom two 11'1 x 10'8 max. Double glazed window. Fitted wardrobe.

Bedroom three 8'8 x 8'3 double glazed window.

Shower room comprises larger than average shower fitted with Mira shower, wash hand basin and low level WC. Heated towel rail. Tiling to walls. Tiled flooring. Obscure double glazed window.

Externally the property has a nice size landscaped rear garden. Side access gate, outside water tap and stoned areas plus artificial lawned area. Path to rear. Apple and Cherry trees. Shed to remain with power and light connected.

Garage is located within a block. Up and over door. 17'8 x 8'3.

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.

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.



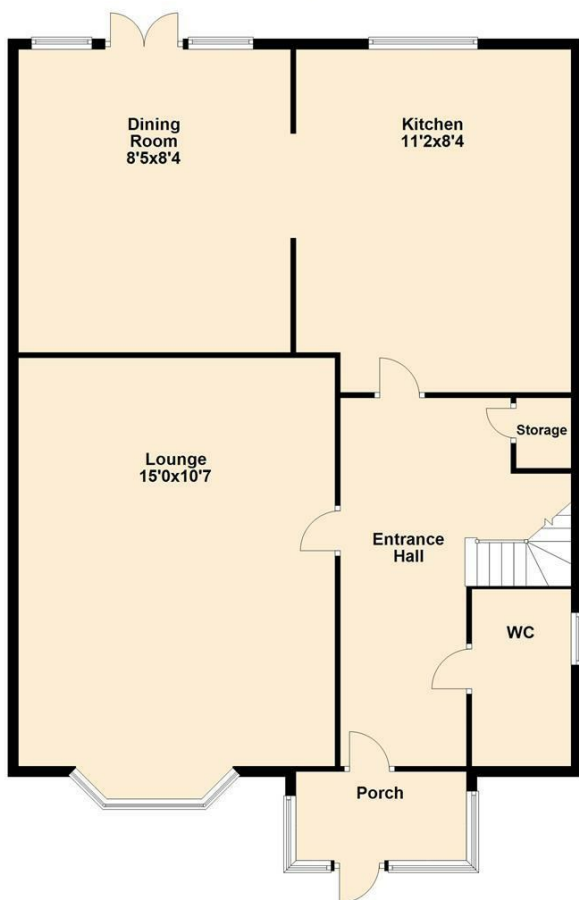
# Local Life

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.

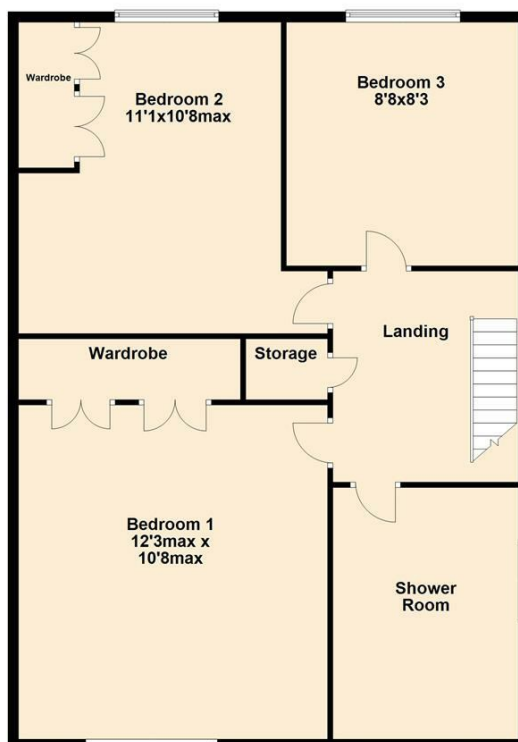
Stanford Le Hope railway station is on the London, Tilbury and Southend line taking approximately 45 minutes to Fenchurch Street. Why not enjoy some time looking around the Town Centre, enjoy a meal at one of the many pubs and restaurants? Easy access to A13 road links to Basildon, Benfleet and Wickford



Ground Floor



First Floor





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