



First Avenue, Stanford-le-Hope

Guide Price £435,000



- Well presented family home found in sought after residential area
- Close to local amenities, popular schools and Town Centre
- Impressive entrance hall, ground floor shower room, lounge, separate dining room and modern kitchen
- Three well proportioned bedrooms and family three piece bathroom
- Large rear garden
- Ground floor rear extension
- Driveway parking
- Garage



GUIDE PRICE £425,000-£450,000.

Nestled in the sought-after First Avenue of Stanford-le-Hope, this semi-detached house is a gem waiting to be discovered. Boasting two reception rooms, three bedrooms, and two bathrooms, this property is perfect for a growing family.

As you step inside, you are greeted by a spacious entrance hallway leading to a lovely lounge and a large dining room, ideal for entertaining guests or simply relaxing with your loved ones. The stunning kitchen is a chef's dream, offering ample space to whip up delicious meals.

One of the highlights of this property is the ground floor rear extension, providing excellent living space for various activities. The ground floor shower room adds convenience to the layout, ensuring practicality for everyday living.

Upstairs, you will find three good-sized bedrooms, offering comfort and privacy for all family members. The family bathroom is beautifully appointed, perfect for unwinding after a long day.

Outside, the huge rear garden beckons for outdoor gatherings, or simply basking in the sun with a good book. The garden also benefits with electrics already installed giving you the ability to build a potential outhouse/dwelling! Driveway parking to front and garage.

Don't miss the opportunity to make this well-presented family home yours. With its prime location and abundance of space, this property in Stanford-le-Hope is sure to fulfill your every need.

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

Lounge 17'1 x 11'3 Bay double glazed window to front. Wooden style flooring. Coved ceiling.

Dining room 11'3 x 9'4 continuation of wooden flooring. Access is given to kitchen.

Beautifully presented modern kitchen 18'2 x 9'0 external door to garden. Double glazed windows. An array of wall and base mounted units with matching pan size storage drawers. Complimentary wooden style work surfaces with matching upstands, housing sink drainer with swan neck mixer tap. Encased Neff double oven, Induction hob, extractor hood and dishwasher to remain. Wooden style flooring. Smooth ceiling with spot lighting. Space for appliances including space for American style fridge/freezer.

Ground floor shower room comprises shower, wash hand basin and low level WC. Tiling to walls. Obscure double glazed window.

First floor landing is home to three bedrooms and family bathroom. Loft with ladder to remain.

Bedroom one 16'3 x 11'1 double glazed window to front.

Bedroom two 11'1 x 10'3 max. Double glazed window to rear. Storage cupboard plus built in wardrobe.

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

Modern bathroom comprises white panel double ended bath. Vanity wash hand basin and low level WC. Tiling to walls. Tiled flooring. Obscure double glazed window.

Externally the property has a large rear garden. Commencing with spacious patio seating area, with further seating to side. Remaining garden is lawned.

Side access gate. Concrete base at the rear of the garden with electrics installed for a potential "Man Cave" or home office/outbuilding.

Block paved driveway to front.

Garage has up and over door.

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.

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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 Wickford



