



## Monks Haven, Stanford-Le-Hope

Guide Price £375,000



- Immaculately presented, spacious semi detached bungalow
- NO ONWARD CHAIN!
- Completely refurbished by the current vendor to a high standard in 2017 including all wiring and plumbing
- Entrance hall, three piece shower room plus two well proportioned bedrooms
- Welcoming size lounge with cosy log burner, separate dining area, kitchen and utility room
- Underfloor heating fitted with 4 zone independent control
- Insulated loft with 5" ECOboards, fully boarded and lined with power and lighting. Cavity walls "Green Energy" foam injected.
- Landscaped low maintenance rear garden
- Both driveways are covered by warranty
- Camera system fitted can be controlled by phone app. house and garage also feature security lighting



**GUIDE PRICE- £350,000-£400,00**

**Welcome to Monks Haven, Stanford-Le-Hope - a charming location where this immaculately presented two-bedroom semi-detached bungalow awaits its new owners. Benefitting with no onward chain.**

**This property, completely refurbished in 2017, offers a perfect blend of modern amenities and cosy charm. The newly fitted kitchen, lounge with a log burner, and separate dining room provide ample space for relaxation and entertainment.**

**With underfloor heating, security lighting and camera system controlled by an app, this home ensures both comfort and peace of mind. The three-piece shower room and well-proportioned bedrooms cater to your every need.**

**Outside, the landscaped rear garden offers a tranquil retreat, while the double garage and driveway parking provide convenience and security for your vehicles.**

**Don't miss the opportunity to make this delightful bungalow your new home - book a viewing today and step into a world of comfort and style in this popular residential area.**

Enter the property via door to side aspect. Tiled flooring fitted with under floor heating.  
Shower room comprises shower. Vanity wash hand basin and low level WC. Tiling to walls. Tiled flooring with under floor heating.  
Bedroom one 11'4 x 9'0 double glazed window to front. Storage cupboard. Fitted wardrobes. Ceiling fan light to remain. Under floor heating fitted.  
Bedroom two 9'4 x 6'4 double glazed window to front. Under floor heating fitted.  
Lounge 12'3 x 11'7 colour washed wooden style flooring. Smooth ceiling. Under floor heating fitted. Ceiling fan light to remain.  
Open plan dining room 11'6 x 8'2 French double glazed doors to rear. Continuation of flooring. Smooth ceiling.  
Kitchen 8'7 x 6'5 double glazed window to side. Range of wall and base mounted units with matching storage drawers. Complimentary work surfaces housing sink drainer with swan neck mixer tap. Tiling to walls. Tiled flooring with under floor heating fitted. Oven, gas hob and extractor hood to remain.  
Open plan utility room 8'2 x 6'6 double glazed window to rear. Space for other appliances. Under floor heating fitted.

Externally the property has a landscaped low maintenance rear garden. Commencing with decked seating area. Side access gate., outside water tap and patio seating area. Remaining garden has artificial lawn.]

Garage 18'7 x 15'5 electric roller door fronting with power and light connected.

Driveway parking.

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.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £60.00 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



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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



