



## Golding Crescent, Stanford-le-Hope

Guide Price £425,000



- A well presented and fantastic size five bedroom family home
- Excellent location for Stanford-le-Hope town centre
- 0.9 miles from train station
- Excellent size living space
- Lovely size lounge/diner and play room/sitting room
- Great size kitchen/breakfast room
- Five good size bedrooms
- Modern family bathroom
- Nice size rear garden
- Parking and garage



**GUIDE PRICE £425,000 - £475,000.**

**Nestled in the charming Golden Crescent of Stanford-le-Hope, this semi-detached house is a true gem waiting to be discovered. Boasting two reception rooms, five bedrooms, and a modern bathroom, this property is perfect for a growing family looking for ample space to call home.**

**Step inside to find a well-presented interior that exudes warmth and comfort. The generous living space includes a delightful lounge/diner, a spacious kitchen/breakfast room, and a versatile playroom/sitting room, offering plenty of room for relaxation and entertainment.**

**Upstairs, you'll find five good-sized bedrooms, providing each family member with their own personal retreat. A family bathroom completes the upper level, ensuring convenience for all.**

**Outside, a nice-sized rear garden beckons for outdoor enjoyment, while parking and a garage offer practicality and storage solutions. Additionally, the property's excellent location places you within easy reach of Stanford-le-Hope town centre and a mere 0.9 miles from the train station, perfect for commuters.**

**Don't miss the opportunity to make this fantastic five bedroom family home your own. Embrace the comfort, space, and convenience it offers, and envision a bright future in this wonderful abode.**

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

Playroom/sitting room 14'9 x 8'8 double glazed window to front.

Lovely size lounge/diner 23'7 x 10'8 max. Double glazed window to front. Patio sliding doors to rear. Wooden style flooring.

Kitchen 17'5 x 9'9 double glazed window to rear. Patio sliding doors to garden. Range of wall and base mounted units with matching storage drawers.

Work surfaces housing sink drainer. Induction hob, oven, extractor hood and dishwasher to remain Tiled flooring.

First floor landing is home to five well proportioned bedrooms plus family bathroom. Access to boarded loft with ladder to remain. Storage cupboard.

Bedroom one 13'2 max x 10'8 max. Double glazed window to front. Fitted wardrobes.

Bedroom two 13'4 max x 8'9 double glazed window to front.

Bedroom three 10'3 x 7'9 double glazed window to rear.

Bedroom four 9'1 x 7'8 double glazed window to rear.

Bedroom five 8'1 x 7'2 double glazed window to front. Storage cupboard.

Bathroom comprises bath fitted with "Rainfall" style shower and glass splash screen door. Vanity wash hand basin and low level WC. Part tiling to walls. Tiled flooring. Heated towel rail.

Rear garden commences with patio seating area and side access gate. Remaining garden is lawned., with child's play area.

Garage 16'2 x 12'4 up and over door, power and light connected.

Driveway parking in front of garage.

Further Details:

Hive Home heating system.

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 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.

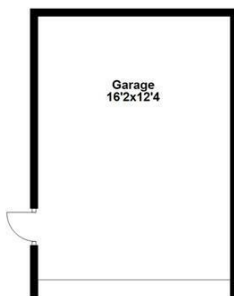
Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



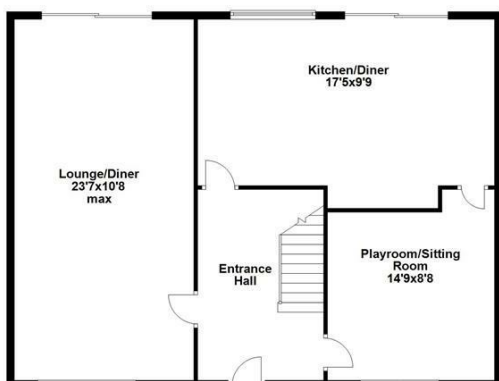
# Local Life

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

