



Augusta Road, Stanford-Le-Hope

Guide Price £435,000



- Well presented throughout
- Ideal for access to Stanford Le Hope train station, A13/M25 road links
- Modern town house found in sought after location. Accommodation spread over three floors
- Close to Town Centre
- St Cleres catchment area
- Entrance hall, ground floor cloakroom/WC, lounge/diner and modern kitchen
- First floor is home to two bedrooms and family bathroom
- Second floor is home to fantastic size main bedroom with en-suite
- Rear garden with patio seating area



GUIDE PRICE £425,000 £435,000

Nestled on Augusta Road in the charming town of Stanford-Le-Hope, this semi-detached house is a true gem waiting to be discovered. As you step inside, you are greeted by a warm and inviting atmosphere, with a spacious entrance hall, ground floor cloakroom, lounge/dining room perfect for entertaining guests or relaxing with your loved ones and modern kitchen.

This modern townhouse boasts three bedrooms and three bathrooms spread across three well-designed floors. The first floor houses two bedrooms and a family bathroom, providing ample space for a growing family or visiting guests. Ascend to the second floor, and you'll find the pièce de résistance - a large main bedroom complete with its own en-suite shower room, offering a private sanctuary away from the hustle and bustle of daily life.

The property's prime location is a standout feature, being conveniently situated near Stanford Le Hope train station, the Town Centre, and with easy access to the A13/M25 road links. Additionally, being within the St Cleres catchment area adds to the appeal for families looking for top-notch educational opportunities for their children.

Step outside to the rear garden and discover a tranquil patio seating area, perfect for enjoying a morning coffee or hosting summer barbecues with friends and family.

In conclusion, this property offers a perfect blend of modern living, convenience, and comfort, making it an ideal choice for those seeking a place to call home in Stanford-Le-Hope. Don't miss out on the opportunity to make this wonderful house your own and start creating lasting memories in this delightful abode.

Entrance hall gives access to ground floor cloakroom/WC. Stairs lead to first floor accommodation. Storage cupboard. Colour washed wooden style flooring.

Kitchen 13'0 x 7'8 double glazed window. Range of high gloss wall and base mounted units with matching storage drawers. Work surfaces with up stands housing sink drainer. Hob and oven to remain. Space for other appliances. Tiling to splash backs. Lounge/diner 17'2 x 14'5 French double glazed doors to rear. Smooth ceiling. Velux double glazed windows.

First floor landing is home to two bedrooms and family bathroom.

Bedroom 14'3 x 11'8 double glazed window to rear.

Bedroom 9'11 x 6'2 double glazed window to front.

Bathroom comprises white panel bath fitted with shower and glass splash screen door. Wash hand basin and low level WC. Part tiling to walls.

Second floor is home to main bedroom with en-suite shower room.

Bedroom 16'4 x 14'3 two double glazed windows to rear.

En-suite comprises larger than average shower, wash hand basin and low level WC Part tiling to walls. Obscure double glazed window.

Externally the property has a nice size rear garden large shaped patio seating area, Side access gate. Remaining garden is lawned.

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.

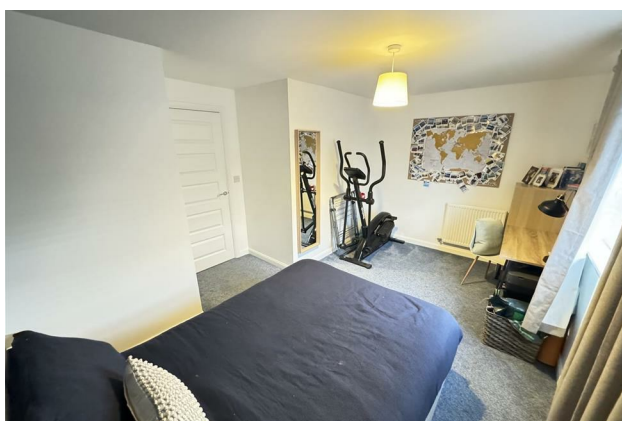
Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



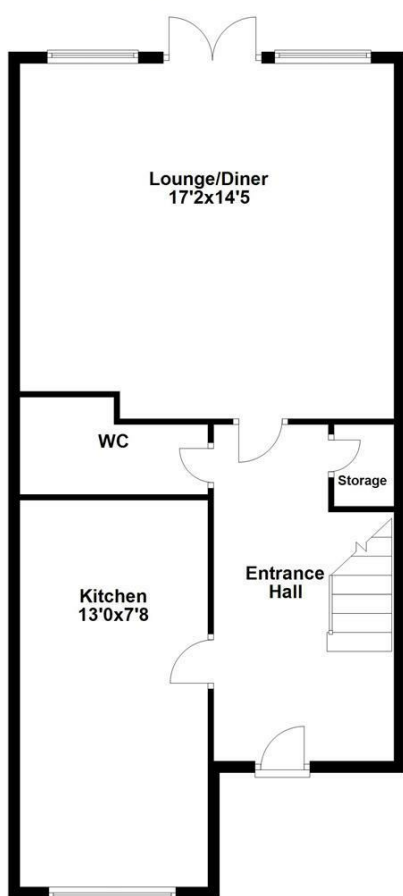
Local Life

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.

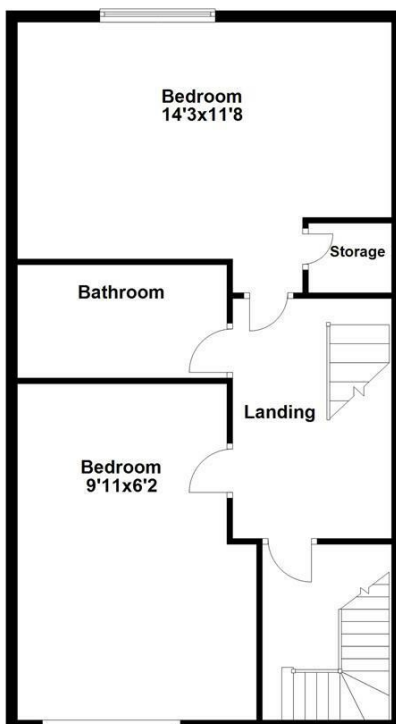
Stanford Le Hope railway station is on the London, Tilbury and Southend line taking approximately 45 minutes to Fenchurch Street. Why not enjoy some time looking around the Town Centre, enjoy a meal at one of the many pubs and restaurants? Easy access to A13 road links to Basildon, Benfleet and Wickford



Ground Floor



First Floor



Second Floor

