



## St. Margarets Avenue, Stanford-Le-Hope

Offers Over £435,000



- Well presented four bedroom family home found in popular residential area
- Huge corner plot
- Located close to railway station and local amenities
- Spacious property throughout
- Established rear garden
- Driveway parking with additional parking space in the garden
- Entrance hall, large lounge, spacious dining room and kitchen
- First floor is home to four bedrooms, en-suite to main bedroom plus family bathroom
- Huge potential (stpc)



Located in the sought-after residential area of St. Margarets Avenue, Stanford-Le-Hope, this well-presented end terrace house offers a perfect blend of space and comfort for family living. With four generously sized bedrooms, including an en-suite bathroom, this property is designed to accommodate the needs of a growing family.

Upon entering, you are greeted by a welcoming entrance hall that leads to a large lounge, ideal for relaxation and entertaining. The spacious dining room provides an excellent setting for family meals and gatherings, while the well-equipped kitchen ensures that culinary adventures are easily managed.

The first floor boasts four bedrooms, providing ample space for rest and privacy. The en-suite bathroom adds a touch of luxury, while the family bathroom caters to the needs of the household.

Set on a corner plot, this home not only offers a well-established rear garden, perfect for outdoor activities and gardening enthusiasts, but also presents additional parking options, including a driveway. The property's location is particularly advantageous, being in close proximity to the railway station and local amenities, making daily commutes and errands convenient.

This spacious family home is a rare find, offering significant potential for future enhancements (subject to planning consent). Whether you are looking to settle down in a vibrant community or seeking a property with room to grow, this house on St. Margarets Avenue is an opportunity not to be missed.

Enter the property via porch to front aspect.

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

Large family size lounge 25'3 x 10'6 double glazed window to front. Patio sliding doors to rear. Coved ceiling.

Kitchen 15'9 x 9'1 double glazed windows to rear. External door. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances including space for freestanding cooker. Storage cupboard.

Dining room 15'8 x 12'5 double glazed window to front. Coved ceiling.

First floor landing is home to four well proportioned bedrooms, en-suite bathroom plus family bathroom. Storage cupboard.

Bedroom one 19'4 x 10'6 dual aspect double glazed windows.

En-suite comprises corner bath fitted with shower, vanity wash hand basin and WC. Part tiling to walls. Obscure double glazed window.

Bedroom two 13'0 x 9'2 double glazed window to front. Storage cupboard.

Bedroom three 9'6 x 7'6 double glazed window to rear. Storage cupboard.

Bedroom four 9'9 x 6'5 double glazed window to front.

Family bathroom comprises, panel bath fitted with shower, vanity wash hand basin and WC. Obscure double glazed window.

Externally the property sits on a huge corner plot. Commencing with patio seating area. Large paved area to side accessed via double wooden gates, allowing for additional parking. Remaining garden is laid to lawned lined with mature conifer trees and various bushes. The property also has driveway parking.

Council Tax Band:

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



