



St. James Avenue West, Stanford-le-Hope

Guide Price £300,000



- A beautifully presented and spacious two-bedroom 1930s semi-detached home
- Originally constructed as a three-bedroom, this property boasts generous living space throughout
- Large, well-maintained rear garden (approximately 100' x 25', STMS)
- Elevated position providing stunning front views over fields and woodland, Excellent potential for further development
- Modern, well-equipped kitchen
- Stylish, contemporary family bathroom
- Two generously sized double bedrooms
- Opportunity to expand (STPC)
- Prime location close to highly regarded local schools and amenities, short walk to Stanford-le-Hope train station (40-minutes to London Fenchurch Street)
- Excellent transport links with easy access to the A13 and M25



GUIDE PRICE: £300,000 - £335,000

Situated in the desirable area of St. James Avenue West, Stanford-le-Hope, this well-presented 1930s semi-detached house offers an exceptional living experience. Originally constructed as a three-bedroom property, it has been thoughtfully renovated and modernised to provide generous space throughout, making it ideal for a range of buyers including families, landlords seeking a strong rental opportunity or investors seeking a great expansion project.

The location is ideal, with excellent primary and secondary schools nearby and the popular high streets of Corringham and Stanford-le-Hope just a short distance away. Commuters will appreciate the short walk to Stanford-le-Hope railway station with direct C2C services to London, Southend, and Lakeside, as well as easy access to major road networks including the A13 and M25.

Upon entering, you are greeted by an inviting entrance porch that also includes a convenient utility area. The heart of the home is the lovely L-shaped lounge/diner, which is perfect for both relaxation and entertaining featuring open fireplace and parquet flooring. The modern kitchen complements the living space beautifully, providing a thoughtfully designed area for culinary pursuits.

The property boasts a stunning, recently renovated, family bathroom combining original and contemporary fixtures and finishes. Both bedrooms are large doubled sized, offering ample space for furnishings and personal touches.

Outside, the spacious terraced rear garden presents a perfect retreat for outdoor activities, gardening, or simply enjoying the fresh air.

Additionally, the elevated position of the house affords stunning views to the front overlooking the rolling countryside of Horndon and One Tree Hill, enhancing the overall appeal of this delightful home.

Enter the property via porch/utility room 8'4 x 4'1 to front, plumbing for washing machine.

L-shaped lounge/diner 18'3 max x 17'1 max. Double glazed window. Built in large storage cupboards. Working feature fireplace. Parquet flooring and French double-glazed doors to the patio. Stairs leading to first floor accommodation.

Kitchen 9'6 x 8'6 range of modern wall and base mounted units with matching pan size storage drawers and under unit lighting. Work surfaces housing sink drainer. AEG oven and microwave, Bosch 4 ringed gas hob and extractor hood to remain. External double glazed barn door to patio.

Large first floor landing, access to two bedrooms, bathroom and loft.
Boarded and insulated loft with ladder to remain.
Bedroom one 13'8 x 9'0 double glazed window. Ceiling fan light to remain.
Bedroom two 12'3 x 7'9 double glazed window.

Bathroom 8'x 8' (recently renovated) comprises restored cast-iron panel bath fitted with "rainfall" style shower and glass splash screen door. Vanity wash hand basin and WC. Part tiling to walls. Storage cupboard. Heated towel rail/radiator.

Rear garden commences with side access gate onto a 20' x 25' patio area. Outside water tap, up and down lighting plus power points. Shed 10'6 x 8' with power and lighting connected and outdoor bar to remain. The garden continues up a level, to a shingled area, perfect for relaxing in the afternoon sun, then a lawned area leading to another 20' x 25' concrete slab, bordered by well maintained, easy to manage flower beds, and currently housing two sheds (10'6 x 8' & 6' x 11') to remain. Backing onto primary school playing fields, the garden is a tranquil space ideal for entertaining.

*** Agents note: The property has on street parking only. The current vendors have made us aware, this may appear challenging at first look, but they have had no difficulty parking their two cars on the road throughout their 23 years of owning the property***

CCTV camera system, to remain
Worcester Bosch boiler, serviced February 2025
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 endeavour 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.



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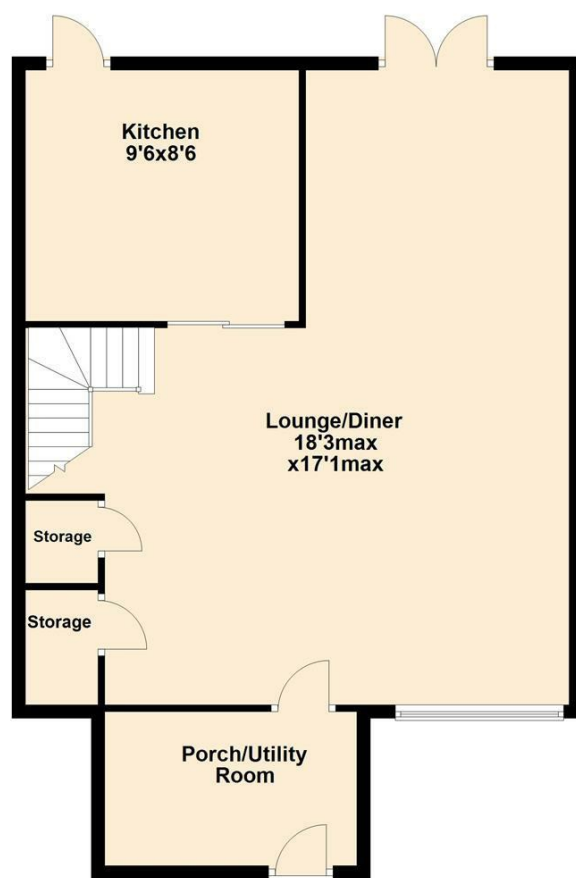
Local Life

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.



Ground Floor



First Floor

