

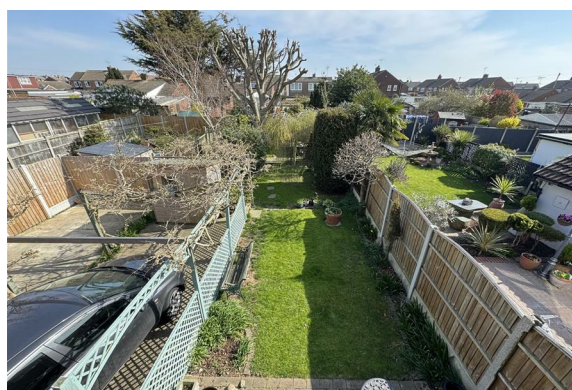


## Hearsall Avenue, Stanford-le-Hope

£385,000



- A fantastic size three bedroom family home
- Excellent size living space throughout
- Three good size double bedrooms
- Shared driveway with parking to the rear
- Lovely size lounge/diner
- Large kitchen
- Nice size bathroom
- Inviting entrance hallway
- Wonderful size rear garden





Nestled on the charming Hearsall Avenue in Stanford-le-Hope, this semi-detached house presents an exceptional opportunity for families seeking a spacious and comfortable home. Boasting three generously sized double bedrooms, this property is designed to accommodate the needs of modern family living.

Upon entering, you are welcomed by a bright and inviting entrance hallway that leads to a lovely lounge/diner, perfect for both relaxation and entertaining. The large kitchen offers ample space for culinary creativity and family gatherings, ensuring that every meal can be enjoyed in comfort.

The property features a well-appointed bathroom, complemented by the three double bedrooms that provide plenty of room for rest and privacy. Each bedroom is designed to be a tranquil retreat, making it easy to unwind after a busy day.

One of the standout features of this home is the wonderful rear garden, which offers a delightful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. Additionally, the property benefits from driveway parking, providing convenience for residents and visitors alike.

With planning permission already in place for a first-floor rear extension, there is potential to enhance this home further by adding an additional bathroom, making it an even more attractive option for growing families.

In summary, this fantastic three-bedroom family home on Hearsall Avenue is a rare find, combining excellent living space, a lovely garden, and the potential for expansion. It is an ideal choice for those looking to settle in a welcoming community while enjoying the comforts of a well-designed home.

Entrance hall commences with stairs leading to first floor accommodation.

Bathroom comprises panel bath fitted with Triton shower, wash basin and WC. Tiling to walls. Obscure double glazed window.

Lounge 19'7 max x 11'6 max. Double glazed window to side aspect. Patio sliding door to rear. Feature stone fireplace. Coved ceiling. Feature "stained" glass window to side.

Kitchen 16'9 x 6'8 max. External door to garden. Dual aspect double glazed windows. Range of wall and base mounted units with matching storage drawers. Space for appliances including space for freestanding cooker. Tiled flooring. Coved ceiling.

First floor landing is home to three bedrooms and eaves storage space.

Bedroom one 14'0 x 8'6 double glazed window to front. Built in wardrobes and Airing cupboard.

Bedroom two 11'1 x 10'9 double glazed window to rear.

Bedroom three 14'0 x 8'3 max. Double glazed window to front. Access to loft.

Delightful mature rear garden commences with paved seating area. Shed to remain with space for potential further parking. Remaining garden is lawned with well stocked flower bed bordering

Further Details:

Vendor has made us aware, potential planning permission for 1st floor en-suite (expired 2024)

Potterton Gold Combination boiler

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 town found between Basildon and Grays. The name arrives from a bridge crossing the rivulet on the site of the ancient stone ford, which gave the town the name Stanford-le-Hope.

Stanford Le Hope railway station is on the C2C London, Tilbury and Southend line taking approximately 45 minutes to London 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

