



Delius Way, Stanford-Le-Hope

Guide Price £325,000



- Immaculately presented three bedroom family home
- Found in sought after residential area
- Perfect property for a first time buyer
- 0.6 miles to Stanford le Hope railway station
- Well maintained low maintenance rear garden
- Garage and parking
- Spacious entrance hall, lovely size lounge, stunning modern kitchen with storage island, dining room, utility room and ground floor cloakroom/WC
- Three bedrooms and family bathroom located on the first floor, air-conditioning unit fitted to bedroom two



GUIDE PRICE - £325,000 - £375,000

Welcome to this immaculately presented three-bedroom family home located on Delius Way in the sought-after area of Stanford-Le-Hope. This delightful property is an ideal choice for first-time buyers seeking a comfortable and stylish residence.

As you enter, you are greeted by a spacious entrance hall that leads to a lovely-sized lounge, perfect for relaxing or entertaining guests. The stunning modern kitchen is a highlight of the home, featuring a convenient storage island and ample space for dining, making it a wonderful hub for family gatherings. Additionally, the property boasts a utility room and a ground floor cloakroom/WC, enhancing its practicality for everyday living.

On the first floor, you will find three well-proportioned bedrooms, providing plenty of space for family or guests. The family bathroom is thoughtfully designed to cater to your needs. Notably, bedroom two is equipped with an air-conditioning unit, ensuring comfort during warmer months.

The exterior of the property features a well maintained low-maintenance rear garden, ideal for enjoying outdoor activities without the hassle of extensive upkeep. Furthermore, the property includes a garage and parking, adding to the convenience of this charming home.

Situated just 0.6 miles from Stanford-Le-Hope railway station, this property offers excellent transport links, making it easy to commute or explore the surrounding areas. This home truly combines modern living with a welcoming atmosphere, making it a perfect choice for those looking to settle in a vibrant community. Don't miss the opportunity to make this lovely property your own.

Spacious entrance hall commences with stairs leading to first floor accommodation.

Lounge 14'4 x 12'7 Bow double glazed window to front. Wooden style flooring. Smooth ceiling with spot lighting.

Open plan kitchen 16'7 x 9'1 continuation of flooring. Modern units with matching storage drawers. Wooden style work surfaces housing sink drainer. Matching storage island housing hob and oven. Other appliances can be housed in the utility room 5'5 x 5'2. Access is also given to ground floor cloakroom/WC.

Open plan dining room 8'5 x 8'5 French double glazed doors open onto rear garden. Continuation of flooring.

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

Bedroom one 12'1 x 8'8 double glazed window to front.

Bedroom two 11'4 x 8'8 double glazed window to rear. Air conditioning unit fitted.

Bedroom three 8'8 x 6'5 double glazed window to front.

Bathroom comprises white panel bath fitted with shower and glass splash screen door. Vanity wash hand basin and WC. Tiling to walls.

Externally the property has a well maintained low maintenance rear garden. Commencing with patio seating area. Rear access gate. Remaining garden has artificial lawn.

Garage and parking.

Council Tax Band: C

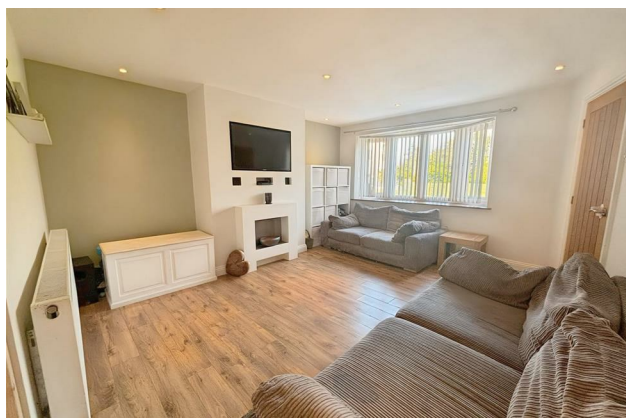
Local Authority: Thurrock

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

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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.



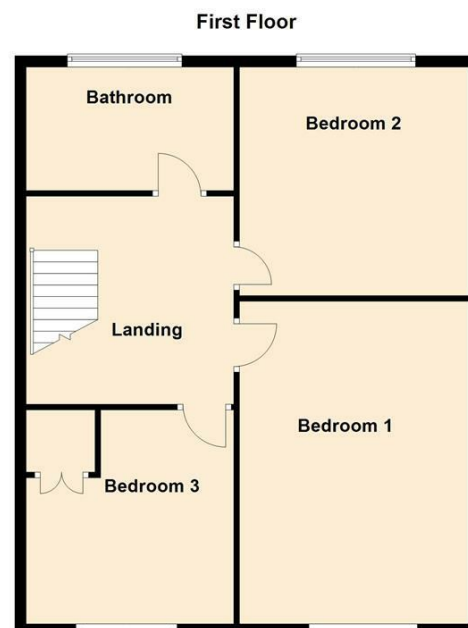
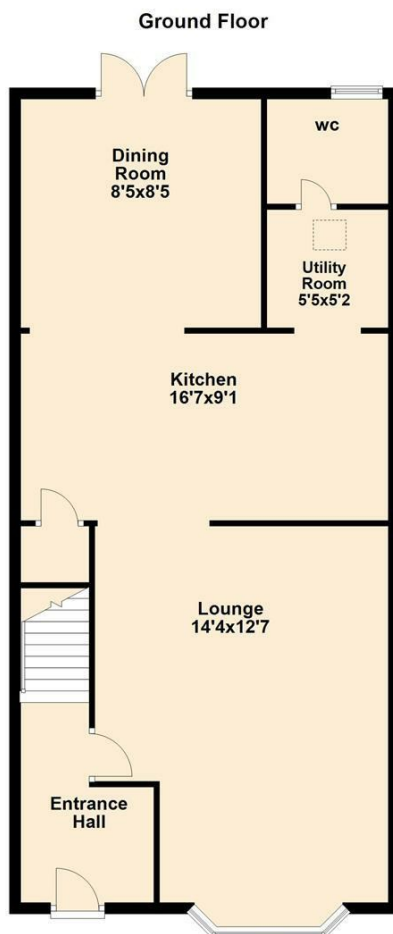
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Local Life

STANFORD-LE-HOPE is a small 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.





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