



Boyce Road, Stanford-Le-Hope

£450,000



- Fantastic size, extended family home
- Located in popular residential area
- Driveway parking
- Garage with remote electric door
- Lovely outlook over greensward
- 0.6 miles to train station and close proximity to town centre
- Entrance hall, ground floor cloakroom/WC, Huge 30'2 extended lounge/diner and kitchen
- Three bedrooms and family bathroom, located on the 1st floor



VIEW AND BUY THIS PROPERTY THROUGH COLUBRID AND GET £300.00 CASH BACK, ON COMPLETION OF YOUR PURCHASE!!

Positioned in the sought-after residential area of Boyce Road, Stanford-Le-Hope, this impressive detached family home offers a perfect blend of space and comfort. With its fantastic size and thoughtful extensions, this property is ideal for families seeking a welcoming environment.

As you enter, you are greeted by a spacious entrance hall that leads to a convenient ground floor cloakroom/WC. The heart of the home is undoubtedly the expansive 30'2 lounge/diner, which provides an abundance of space for both relaxation and entertaining. The adjoining kitchen is well-appointed, making it a delightful area for culinary pursuits.

The first floor boasts three generously sized bedrooms, ensuring ample accommodation for family members or guests. A well-designed family bathroom serves this level, providing both functionality and comfort.

The property enjoys a lovely outlook over the greensward, creating a serene atmosphere that enhances the overall appeal. Additionally, it is conveniently located just 0.6 miles from the train station, making commuting a breeze, and is in close proximity to the town centre, where you can find a variety of shops and amenities.

Outside, the property features driveway parking and a garage equipped with a remote electric door, adding to the convenience of modern living. This home truly represents an excellent opportunity for those looking to settle in a vibrant community while enjoying the benefits of a spacious and well-designed family residence.

Entrance hall gives access to ground floor cloakroom/WC.

Large lounge/diner 30'2 x 11'2 Bow double glazed window to front. Patio sliding door to rear. Wooden style flooring. Coved ceiling. Stairs lead to first floor accommodation.

Kitchen 9'8 x 6'9 double glazed window to rear. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Electric hob, oven and extractor hood to remain. Space for other appliances.

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

Bedroom one 13'9 x 9'1 double glazed window to front.

Bedroom two 10'0 x 8'4 double glazed window to front.

Bedroom three 9'1 x 7'7 double glazed window to rear.

Four piece bathroom comprises shower, bath, vanity wash hand basin and WC. Tiling to walls. Tiled flooring. Heated towel rail.

Externally the property has a good size predominately lawned rear garden.

Driveway parking and garage.

Council Tax Band: D

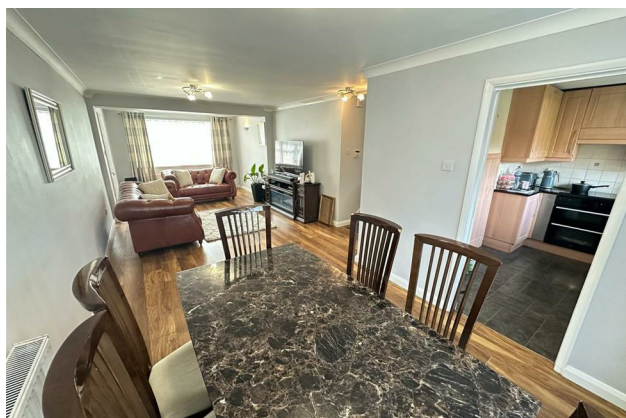
Local Authority: Thurrock

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

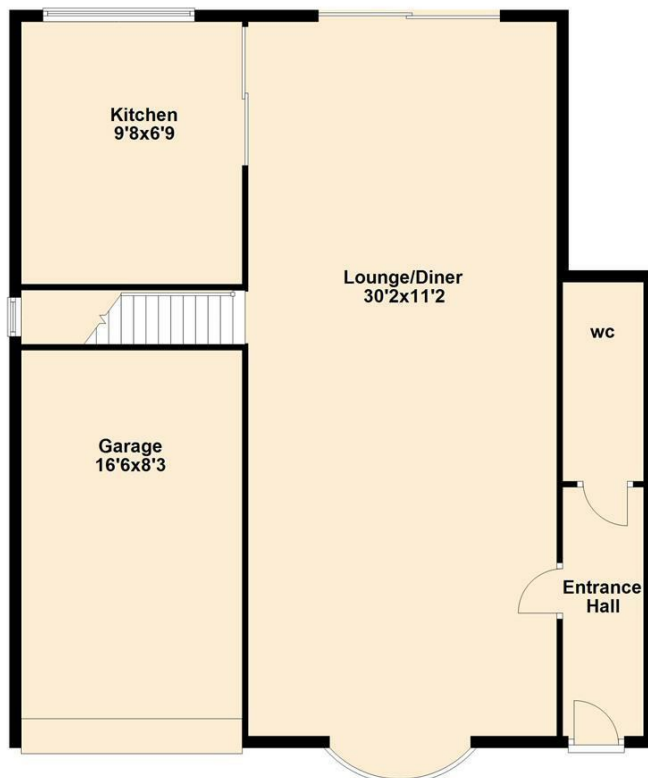
STANFORD-LE-HOPE is a small town found between Basildon and Grays. The name arrives from a bridge crossing the rivulet on the site of the ancient stone ford, which gave the town the name Stanford-le-Hope.

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

