



Rectory Terrace, Rectory Road, Stanford-Le-Hope
£350,000



- A well presented and fantastic size three bedroom family home
- Excellent size living space throughout
- Fantastic location within close proximity of Stanford-le-Hope train station and town centre
- Lovely size open plan lounge/kitchen/diner
- Large conservatory
- Three good size bedrooms with the smallest currently being utilised as a walk-in-wardrobe
- Stunning family bathroom
- Wonderful size and unoverlooked rear garden
- Driveway parking with EV charger
- Garage in block



Nestled in the charming area of Rectory Road, Stanford-le-Hope, this splendid end terrace house presents an exceptional opportunity for families seeking a spacious and well-appointed home. Boasting three generously sized bedrooms, this property is designed to accommodate modern living with ease and comfort.

Upon entering, you are greeted by a large hallway that leads to the heart of the home, a contemporary open plan lounge, kitchen, and dining area, seamlessly blending style and functionality, perfect for both relaxation and entertaining. The addition of a large conservatory enhances the living space, allowing natural light to flood in and providing a delightful area to enjoy throughout the year.

The family bathroom is a true highlight, showcasing a stunning design that complements the overall aesthetic of the home. Each of the three bedrooms is well-proportioned, with the smallest currently serving as a walk-in-wardrobe but can easily be changed back to a bedroom, offering flexibility to suit your needs.

Outside, the property boasts a wonderful unoverlooked rear garden, providing a private oasis for outdoor enjoyment. An outbuilding enhances this space, featuring a summerhouse complete with a kitchen and games room, ideal for family gatherings or quiet retreats. Additionally, the property benefits from driveway parking equipped with an EV charger, as well as a garage located in a block, ensuring ample storage and convenience.

Situated in an excellent location, this home is within close proximity to Stanford-le-Hope train station and the town centre, making it perfect for commuters and those who enjoy local amenities. This well-presented family home is a rare find and is sure to attract considerable interest. Don't miss the chance to make it your own.

L-shaped entrance hall gives access to utility room.

Open plan lounge/diner/kitchen 24'7 x 14'7 dual aspect double glazed windows. French double glazed doors open into conservatory. Stairs leading to first floor accommodation.

Kitchen offers a range of wall and base mounted units with matching pan size storage drawers. Work surfaces housing sink drainer. Baumatic four ringed electric hob, double oven, and dishwasher to remain. Storage cupboard.

Conservatory 14'4 max x 14'2 max. Fan light double glazed windows. French double glazed doors to garden. Colour washed wooden style flooring.

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

Bedroom one 13'1 x 8'7 boxed bay double glazed window to front. Access to loft. Fitted furniture to remain.

Bedroom two 14'3 x 8'7 boxed bay double glazed window to rear.

Access is given to walk in wardrobe originally bedroom three 9'1 x 5'10 double glazed window to rear.

Bathroom comprises white panel bath fitted with shower and glass splash screen door. Wash hand basin and WC. Heated towel rail. Tiling to walls. Tiled flooring. Obscure double glazed window.

Un-overlooked rear garden commences with side access gate, outside water tap, power points. Two storage sheds. Large decked seating area. Remaining garden is lawned.

Summerhouse with kitchenette 13'8 max x 10'5

Storage room 9'7 x 6'4

Driveway parking has EV charging point.

Garage in block

Council Tax Band: C

Local Authority: Thurrock

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.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £50.00 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



Colubrid.co.uk

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.



