



Poley Road, Stanford-le-Hope

Offers Over £300,000



- No onward chain
- A fantastic size three bedroom family home
- Offering a wealth of potential for improvement throughout and extension stpc
- Excellent size living space
- Lovely size lounge
- Large kitchen/diner which is a blank space for you to create your own dream kitchen
- Three nice size bedrooms
- Wonderful size rear garden with potential for extension stpc
- Driveway parking and garage located to the rear
- Stones throw from Stanford-le-Hope train station and close proximity to town centre



Nestled on the desirable Poley Road in Stanford-le-Hope, this charming terraced house presents an excellent opportunity for families and investors alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The entrance porch welcomes you into a generous lounge, perfect for relaxation and entertaining. The kitchen/diner is a large blank space to create the perfect area for family meals and gatherings, providing a warm and inviting atmosphere.

The family bathroom is conveniently located, serving the three bedrooms with ease. One of the standout features of this home is the wonderful rear garden, which offers a private outdoor space for children to play or for hosting summer barbecues. Additionally, the property benefits from driveway parking and a garage located at the rear, providing practical storage solutions.

This home is offered with no onward chain, making it an attractive option for those looking to move quickly. Its excellent location is just a stone's throw from Stanford-le-Hope train station, ensuring easy access to London and beyond. Furthermore, the town centre is a short walk away, providing a range of shops, cafes, and amenities.

With a wealth of potential for improvement throughout, this property is a blank canvas ready for your personal touch. Whether you are a first-time buyer or looking to expand your property portfolio, this three-bedroom family home is not to be missed. Come and explore the possibilities that await you in this delightful residence.

Enter the property via porch to front.

Lounge 16'3 x 11'9 double glazed window to front. Ornate feature fireplace. Storage cupboard.

Kitchen/diner 16'3 x 10'0 double glazed windows to rear. External door to garden.

First floor landing is home to three bedrooms and family bathroom. Access to boarded loft with ladder to remain. Storage cupboard.

Bedroom one 11'9 x 9'6 double glazed window to front.

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

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

Bathroom comprises panel bath, wash hand basin and WC. Tiling to walls. Obscure double glazed window.

Externally the property has a large rear garden. Patio seating area and path lead to the rear. Access gate.

Driveway parking. Garage has up and over door, power and light connected. Personal door to garden.

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.

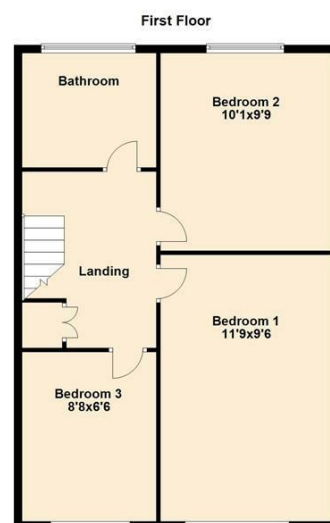
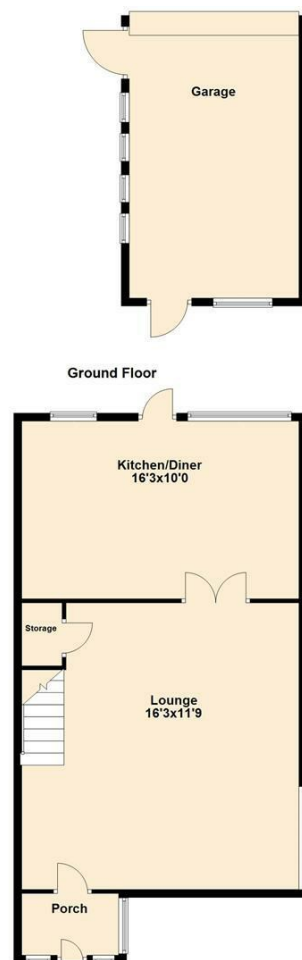


Local Life

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.





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