



## Fourth Avenue, Stanford-Le-Hope

Guide Price £625,000



- Well presented family home found in sought after residential location
- A delightful property with real kerb appeal
- Positioned close to Stanford-le-Hope railway station and A13/M25 road links
- Huge boarded loft room
- Stunning well manicured rear garden with outbuilding/Bar to remain
- "Carriage" driveway offering plenty of parking
- Impressive entrance hall, ground floor cloakroom/WC, lovely size lounge, large kitchen with dining area plus generous size utility room/potential bedroom
- First floor is home to three bedrooms and spacious four piece bathroom



**GUIDE PRICE - £625,000 - £675,000**

Positioned in the desirable area of Fourth Avenue, Stanford-Le-Hope, this charming semi-detached house presents an excellent opportunity for families seeking a well-appointed home. With its striking kerb appeal, this property is sure to impress from the moment you arrive.

Upon entering, you are greeted by an impressive entrance hall that sets the tone for the rest of the home. The ground floor boasts a lovely-sized lounge perfect for relaxation and entertaining. The large kitchen, complete with a dining area, is ideal for family meals and gatherings, while the generous utility room offers potential for conversion into an additional bedroom if desired (stpc). A convenient cloakroom/WC completes the ground floor layout.

The first floor is home to three well-proportioned bedrooms, providing ample space for family living. The spacious four-piece bathroom is designed for comfort and convenience, ensuring that morning routines are a breeze.

One of the standout features of this property is the huge boarded loft room, which offers versatile space that can be tailored to your needs, whether as a home office, playroom, or additional storage.

The exterior of the home is equally impressive, featuring a stunning, well-manicured rear garden that serves as a tranquil retreat. An outbuilding/bar remains, perfect for entertaining or simply enjoying the outdoors. The "Carriage" driveway provides parking for one vehicle, with additional space available for guests.

Conveniently located near Stanford-le-Hope railway station and the A13/M25 road links, this property offers excellent transport connections, making it ideal for commuters. This well-presented family home is a rare find in a sought-after residential location, and it is not to be missed.

Enter the property via porch to front aspect.

Impressive entrance hall commences with stairs leading to first floor accommodation. Storage cupboard.

Access is given to ground floor cloakroom/WC.

Welcoming size lounge overlooks the front and gives access to rear garden via patio sliding doors. Feature fireplace. Coved ceiling.

L-shaped kitchen/dining room 29'5 x 8'4 dual aspect double glazed windows. An array of wall and base mounted units including matching storage drawers, glass fronted display cabinets and built in plate rack. Ample work surfaces housing sink drainer. Gas hob and extractor hood to remain. Tiling to splash backs. Tiled flooring.

Remaining appliances can be housed in the generous size utility room, which could potentially be converted into a fourth bedroom stpc. 11'0 x 9'11

Personal door to garage.

First floor landing is home to three bedrooms and four piece bathroom.

Bedroom one 13'6 x 12'3 double glazed window to front.

Bedroom two 10'10 x 9'0 double glazed window to front. Storage cupboard.

Bedroom three 10'10 x 9'0

Family four piece bathroom comprises white panel double ended bath, shower cubicle, vanity wash hand basin and WC. Tiling to walls. Tiled flooring. Two obscure double glazed windows.

The property also has a large boarded loft room 17'6 x 16'7 Velux double glazed windows to rear. Eaves storage cupboard.

Externally the property has a delightful manicured rear garden. Commencing with large family size patio seating area with matching path leading to rear outbuilding/bar. Remaining garden has a manicured lawn lined with mature, well kept flower bed bordering.

Outbuilding/Bar 25'4 x 19'11 power and light connected.

"Carriage" driveway parking to front.

Double garage 17'0 x 15'0 up and over door.

Council Tax Band: E

Local Authority: Thurrock

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# 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.



