



St. James Avenue West, Stanford-le-Hope

Guide Price £400,000



- Spacious and well-presented four-bedroom semi-detached home
- Double-storey rear extension creating excellent family living space
- Welcoming entrance porch and hallway
- Bright, well-proportioned lounge
- Large open-plan kitchen/diner with garden access
- Ground floor shower room and first floor bathroom
- Versatile office/playroom
- Four generous sized bedrooms
- Superb size rear garden with summerhouse which can be used as a bar or games room
- Desirable residential location close to schools, amenities, and transport links



GUIDE PRICE: £400,000 - £450,000

Beautifully presented throughout, this fantastic four-bedroom semi-detached family home on St James Avenue West offers generous living accommodation across two floors, enhanced by a superb double-storey rear extension and a wonderful rear garden perfect for family life and entertaining.

The property opens with a welcoming entrance porch leading into a bright and inviting hallway, setting the tone for the space and quality on offer. To the front, the lovely size lounge provides an ideal spot for relaxing evenings, featuring a large window that fills the room with natural light and creates a warm, homely feel.

At the heart of the home lies a spacious open-plan kitchen/diner, fitted with a range of modern units and offering ample room for a large dining table — perfect for family meals or hosting guests. French doors open directly onto the garden, seamlessly connecting indoor and outdoor living. A ground floor shower room and a versatile office/playroom add practicality and flexibility, making this property ideal for growing families or those working from home.

Upstairs, the first floor accommodates four generously proportioned bedrooms, each offering plenty of space for bedroom furniture and personal touches. The family bathroom is tastefully finished, providing a relaxing space to unwind at the end of the day.

Externally, the home enjoys a fantastic size rear garden — mainly laid to lawn with a patio area perfect for summer barbecues and outdoor dining. To the rear, a summerhouse offers further versatility and can be used as a games room, home bar, gym, or hobby space, making it a wonderful extension of the home.

Located in a popular and family-friendly part of Stanford-le-Hope, the property is within easy reach of highly regarded schools, local shops, parks, and transport links, including Stanford-le-Hope station, providing direct access into London Fenchurch Street.

Enter the property via porch to front.

Entrance hall gives access to all rooms. Stairs lead to first floor accommodation.

Shower Room comprises shower cubicle fitted with a "Vangala" shower. Wash hand basin and WC. Heated towel rail. Part tiling to walls.

Lounge 17'3 x 10'8 (5.25m x 3.25m) double glazed window to front. Double doors open into office/playroom. Feature fireplace with wood burner to remain. Coved ceiling.

Office/Play Room 9'11 x 10'8 (3.02m x 3.25m) French double glazed doors open onto rear garden. Tiled flooring. Coved ceiling.

Double doors open into spacious kitchen/dining room 17'10 x 9'7 (2.93m x 3.87m) external door, double glazed window. Range of wall and base mounted units with matching storage drawers. Wooden style work surfaces/breakfast bar seating housing sink drainer with swan neck mixer tap. Oven, electric four ringed hob and extractor hood to remain. Space for other appliances. Wooden style flooring.

First floor landing is home to four bedrooms and family bathroom. Access to part boarded loft with pull down ladder to remain.

Bedroom one 15'7 x 9'8 (4.75m x 2.96m) double glazed window to rear.

Bedroom two 12'11 x 9'8 (3.93m x 2.96m) double glazed window to front.

Bedroom three 12'1 x 10'7 (3.67m x 3.23m) double glazed window to rear.

Bedroom four 7'5 x 7'7 (2.75m x 2.14m) double glazed window to side.

Family bathroom comprises white panel corner bath fitted with shower/mixer tap. Vanity wash hand basin and WC. Part tiling to walls. Obscure double glazed window. Heated towel rail.

Externally the property has a good size tiered rear garden. Commencing with patio seating areas. Step up to remaining garden with artificial lawn. Shed to remain. Side access gate plus outside water tap.

Summerhouse/Bar/Games Room 12'9 x 9'7 (2.93m x 3.87m)

Council Tax Band: C

Local Authority: Thurrock

Combination boiler is in the loft

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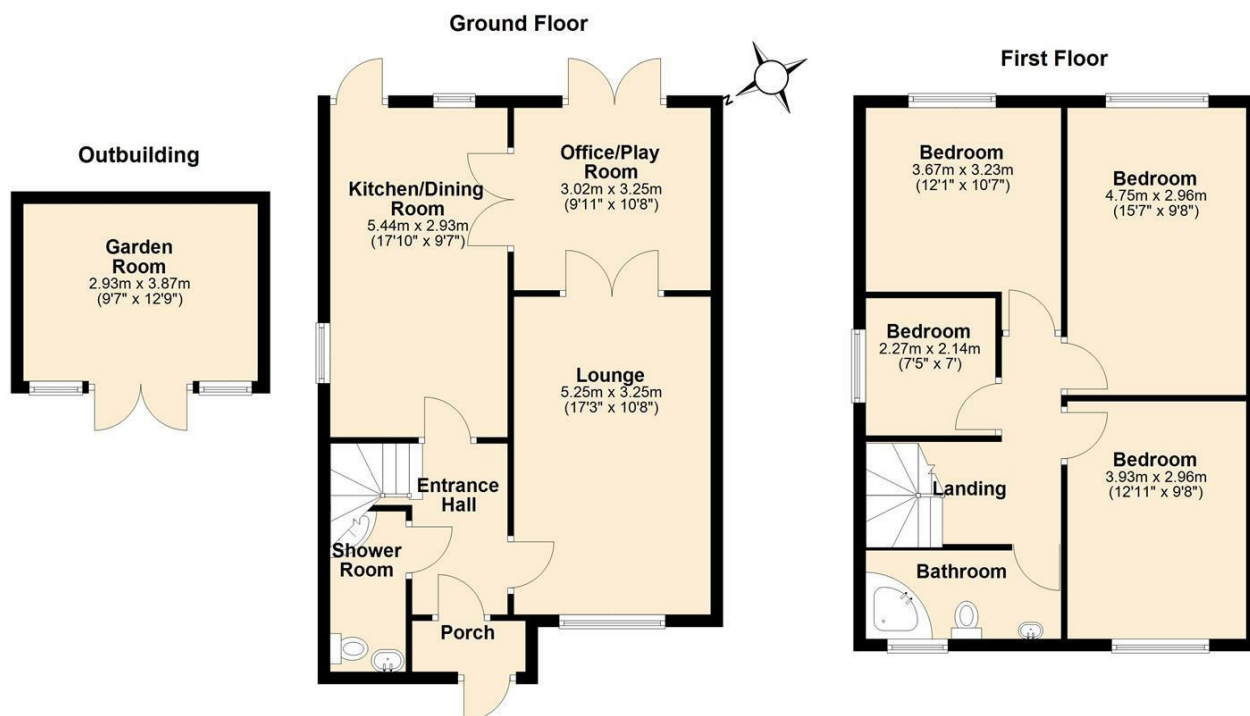


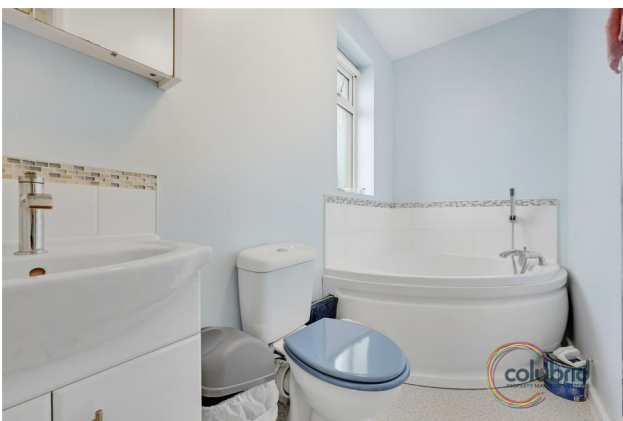
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STANFORD-LE-HOPE is a small village between Basildon and Grays. The name arrives from a bridge crossing the rivulet on the site of the ancient stone ford, which gave the village, it's name Stanford-le-Hope.

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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