



Delius Way, Stanford-le-Hope

£350,000



- Well-Presented Three-Bedroom Terraced Home – Ideal for families or first-time buyers.
- Inviting Entrance Hallway – Bright and welcoming, setting the tone for the home.
- Spacious Lounge with Feature Window Shutters – Stylish focal point with abundant natural light.
- Dining Area – Perfect for family meals and entertaining guests.
- Functional Kitchen – Well-equipped for everyday cooking with practical design.
- Three Generously Sized Bedrooms – Comfortable and versatile spaces for family living.
- Modern Family Bathroom – Well-appointed and contemporary.
- Vaillant Combi Boiler (2024) – Efficient heating and hot water throughout the property.
- Good-Sized Rear Garden – Private outdoor space ideal for relaxing or entertaining.
- Front Greensward Outlook & Garage in Block – Peaceful front aspect with convenient parking and storage.



A beautifully presented three-bedroom terraced home offering a perfect blend of style, comfort, and practicality. This charming property provides an inviting layout designed for modern family living.

Step inside to a welcoming entrance hallway leading to a spacious lounge, featuring elegant window shutters that frame the room and flood it with natural light. The lounge seamlessly connects to a dining area, creating a sociable and flexible space for family meals or entertaining guests. The well-equipped kitchen completes the ground floor, offering a practical and stylish space for everyday living.

Upstairs, three generously proportioned bedrooms provide comfort and versatility, complemented by a well-appointed family bathroom. The property benefits from a Vaillant combi boiler installed in 2020, ensuring efficient heating and hot water throughout the home.

Externally, the property enjoys a good-sized rear garden, perfect for relaxing or entertaining in privacy, while the front overlooks a peaceful greensward, providing a sense of openness and tranquility. Additionally, the home benefits from a garage in a nearby block, offering secure parking and extra storage.

Situated in the popular Delius Way area of Stanford-le-Hope, this home combines convenience, style, and comfort, making it an ideal choice for families, professionals, or first-time buyers seeking a move-in-ready property in a friendly and accessible neighbourhood.

Entrance hall commences with stairs leading to first floor accommodation.

Lounge 14'7 x 12'6 (4.44mx 3.81m) double glazed window to front. Wooden style flooring. Coved ceiling. Wooden style flooring.

Open plan dining area 9'1 x 8'4 (2.74m x 2.54m) double glazed window to rear. Continuation of flooring. Coved ceiling.

Kitchen 9'0 x 7'4 (2.74m x 2.23m) external door to garden. Double glazed window to rear. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer with Flexi swan neck mixer tap. Tiling to splash backs. Space for appliances including space for freestanding cooker. Continuation of flooring.

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

Bedroom one 12'3 x 9'1 (3.73m x 2.76m) double glazed window to front. Airing cupboard.

Bedroom two 11'6 x 9'1 (3.50m x 2.76m) double glazed window to rear.

Bedroom three 9'2 x 6'7 (2.79m x 2.0m) double glazed window to front.

Bathroom comprises white panel bath fitted with shower and glass splash screen door. Vanity wash hand basin and WC. Part tiling to walls. Obscure double glazed window.

Externally the property has a good size rear garden commencing with patio seating area. Step up to raised lawned area lined with flower bed bordering. Rear access gate.

Garage located within a block.

The Bits We Have To Tell You:

Council Tax Band: C

Local Authority: Thurrock

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Full details on our website - or call us.



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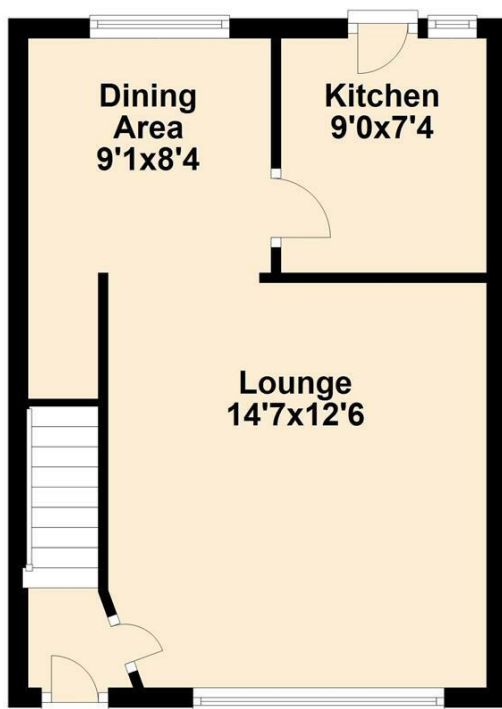
STANFORD-LE-HOPE is a small village between Basildon and Grays. The name arrives from a bridge crossing the rivulet on the site of the ancient stone ford, which gave the village, it's name Stanford-le-Hope.

Stanford Le Hope railway station is on the London, Tilbury and Southend line taking approximately 45 minutes to Fenchurch Street.

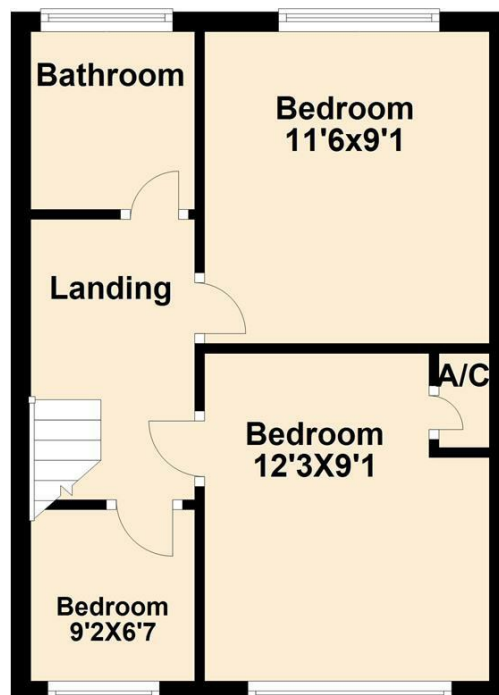
Why not enjoy some time looking around the Town Centre, enjoy a meal at one of the many pubs and restaurants? Easy access to A13 road links to Basildon, Benfleet and Wickford.

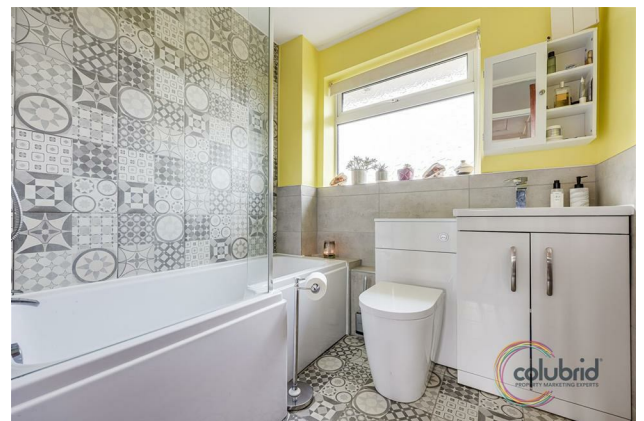


Ground Floor



First Floor





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