



## Plashet Close, Stanford-le-Hope

Guide Price £290,000



- Well-proportioned three-bedroom family home offering superb potential throughout.
- Peaceful location within easy reach of Stanford-le-Hope train station and town centre.
- Sold with no onward chain, ensuring a smooth purchase.
- Generous lounge providing a bright and welcoming living space.
- Spacious kitchen/diner with ample room for family meals and entertaining.
- Three good-size bedrooms, ideal for family living or versatile use.
- Family bathroom and separate WC for added convenience.
- Attractive rear garden, perfect for relaxing, playing, or outdoor dining.
- Ample residents' parking, offering ease and practicality.
- Fantastic opportunity to modernise and personalise – a true blank canvas to create your dream home.



GUIDE PRICE £290,000-£310,000.

Ideally located in a great position this spacious three-bedroom family home in Plashet Close, Stanford-le-Hope offers fantastic potential and an enviable location close to Stanford-le-Hope train station, the town centre, and a selection of highly regarded local schools.

Offered to the market with no onward chain, this appealing property presents a wonderful blank canvas for buyers looking to add their own style and create the perfect family home.

The ground floor features a welcoming entrance hallway, leading to a generously sized lounge and a large kitchen/diner with ample space for cooking, dining, and entertaining. Upstairs, there are three good-size bedrooms, a family bathroom, and a separate WC, offering excellent practicality for family living.

Externally, the property enjoys a pleasant rear garden, ideal for outdoor relaxation or al fresco dining, along with ample residents' parking.

With its desirable location, generous proportions, and exciting scope for improvement, this property represents a superb opportunity for first-time buyers, families, or investors alike.

Entrance hall commences with stairs leading to first floor accommodation.

Lounge 22'3 x 10'5 (6.77m x 3.17m) overlooks the front aspect. Dual aspect double glazed windows. Ornate feature fireplace. Coved ceiling.

Kitchen/diner 22'3 x 11'9 (6.77m x 3.57m) external door to garden. Double glazed window. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances including space for freestanding cooker. Tiling to splash backs. Storage cupboard.

First floor landing is home to three bedrooms, bathroom and separate WC. Airing cupboard. Access to loft.

Bedroom one 14'1 x 12'4 (4.30m x 3.76m) double glazed window to front. Built in wardrobe.

Bedroom two 8'11 x 12'4 (2.73m x 3.76m) double glazed window to rear.

Bedroom three 14'2 x 6'3 (4.31m x 1.91m) double glazed window to front.

Bathroom comprises, panel bath fitted with shower/mixer tap. Wash hand basin and WC. Tiling to walls. Separate WC.

Externally the property has a good size rear garden. Commencing with patio seating area. Remaining garden is laid to lawn with manicured hedge to one side.

The property also has ample residents' parking.



#### THE SMALL PRINT:

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.

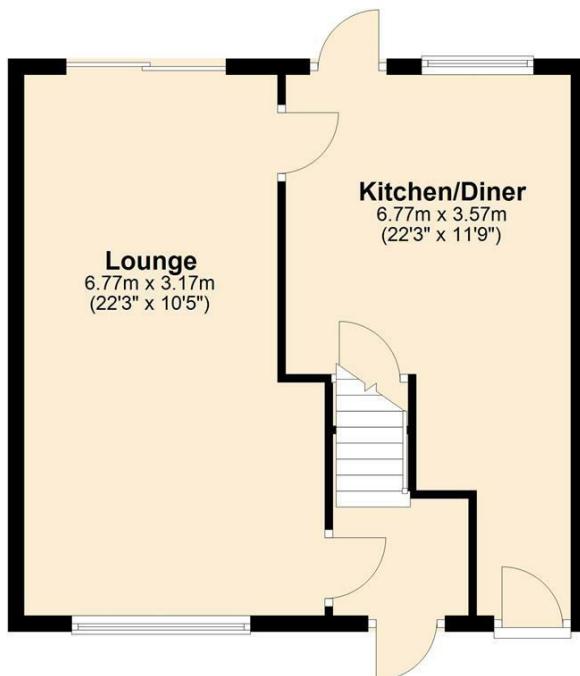
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

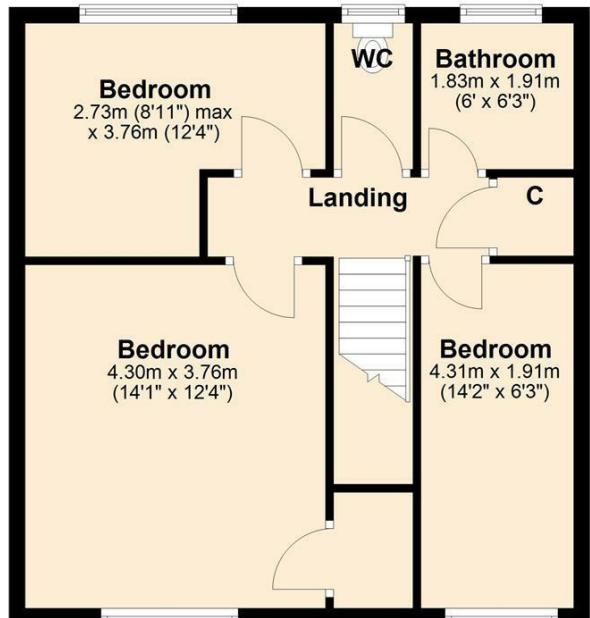
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.

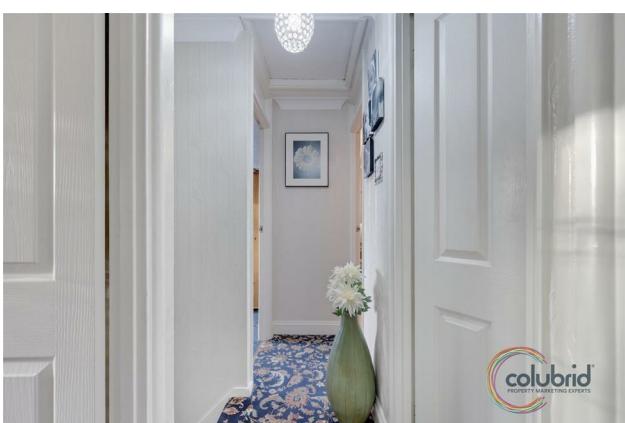
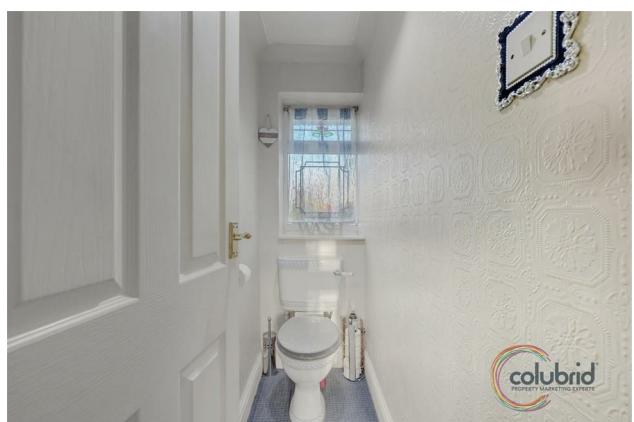
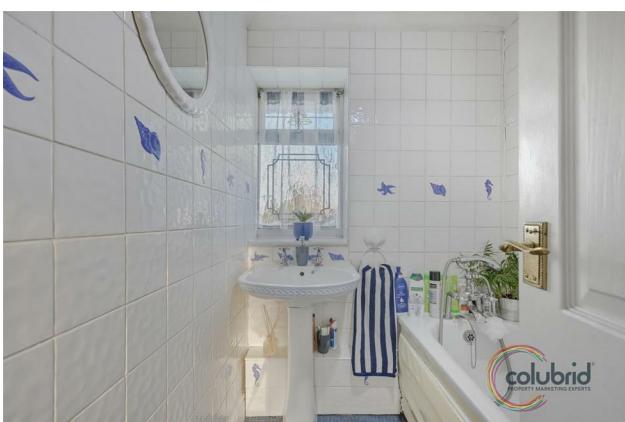
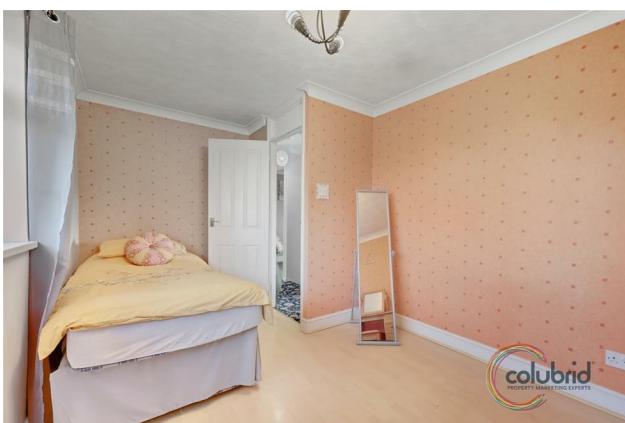


#### Ground Floor



#### First Floor





**Colubrid.co.uk**