



FETHERSTON ROAD

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## Fetherston Road, Stanford-Le-Hope, Essex, SS17 0BU | £575,000

- 3,4 or 5 beds, versatile
- Off road parking + 62' x 40' garden
- Amazing kitchen, dining + utility
- Train station, shops & schools mins away
- Virtual tour available
- En suite



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Fully Detached with up to 5 double bedrooms, (ground + first floor) or 3 beds with 3 reception rooms. Minutes from train station, shops & schools. 62' x 40' approx. garden. En suite + walk-in wardrobe. Beautiful bath/shower room, Feature kitchen/diner, great living space.

**Introduction:** In our opinion a very attractive fully detached home with an impressive amount of versatile accommodation and very surprising space room by room throughout the home. The ground floor provides plenty of living space with up to 3 reception rooms utilising bedroom 4 and 5. The main lounge has great size, presentation and views to garden. The kitchen/diner is certainly impressive too for size and specification, also viewing to the garden and links to the utility room. The bath/shower room is a lovely design and again well sized. The first floor of the home has 3 of the overall potential 5 bedrooms, all of which very spacious with bedroom 1 ready to impress having en suite, walk-in wardrobe, great dimensions and outlook over the garden. Externally the home has a lovely garden 62' x 40' approx with delightful established presentation and frontage allowing off road parking. The location has plenty of benefits too for anyone keen to be close to shops, schools, travel routes and train station. See map for fuller information.

**Entrance Hall:** 14'9" x 5'3" (4.5m x 1.6m) Fitted carpet. Radiator. Smooth plastered ceiling with inset lights. Stairs leading to first floor.

**Lounge/Diner:** 24'3" x 10'10" (7.4m x 3.3m) Double glazed french doors to rear. Radiator. Wood flooring. Coved cornice to smooth plastered ceiling with inset lights.

**Kitchen/Diner:** 23'2" (7.06) x 9'7" (2.92) < 7'6" (2.29) Double glazed french doors to rear. Double glazed window to side. Radiator. Tiled flooring. Coved cornice to smooth plastered ceiling with inset lights. Fitted kitchen with integrated dishwasher and negotiable to remain range style cooker.

**Utility Room:** 8' x 6'6" (2.44m x 1.98m). Double glazed window to rear. Tiled flooring. Smooth plastered ceiling. Boiler. Butler style sink, plumbing for washing machine and space for tumble dryer.

**Sitting Room/Bedroom 4:** 13'4" (4.06) < to 11'5" (3.48) x 11'2" (3.4) Double glazed bay window to front. Radiator. Fitted carpet. Coved cornice to ceiling with smooth plastered ceiling.

**Dining Room/Bedroom 5:** 12'6" (3.8) < to 10'4" (3.15) x 11'2" (3.4) Double glazed bay window to front. Radiator. Fitted carpet. Coved cornice to smooth plastered ceiling.

**Ground floor bathroom:** 11'2" x 6'2" (3.4m x 1.88m) Towel rail radiator. Tiled flooring. Smooth plastered ceiling with inset lights. Bath, wc, wash hand basin and shower suite.

**Landing:** Radiator. Fitted carpet. Coved cornice to smooth plastered ceiling. Access to loft space.

**Loft Space:** Accessible from landing via ceiling hatch.

**Additional Eves storage space:**

**Bedroom 1 with en suite & walk-in wardrobe:** 16'1" x 14'6" max (4.9m x 4.42m max) Double glazed window to rear. Radiator. Fitted carpet. Sloping smooth plastered ceiling.

**En suite:** 6'2" x 5' (1.88m x 1.52m) Towel rail radiator. Tiled flooring. Smooth plastered sloping ceiling. Shower, wc and wash hand basin suite.

**Walk-in wardrobe:** 6'2" x 5' (1.88m x 1.52m) Clothes hanging rails. Lighting.

**Bedroom 2:** 13'9" x 12'2" < 9'6" (4.2m x 3.7m < 2.9m) Double glazed window to side. Radiator. Laminate wood flooring. Smooth plastered sloping ceiling. Built-in wardrobe. Eves access.

**Bedroom 3:** 13'9" x 11' < 9'1" (4.2m x 3.35m < 2.77m) Double glazed window to side. Radiator. Fitted carpet. Smooth plastered sloping ceiling. Built-in wardrobe.

**Front Exterior:** Front off road parking provided. Gated access to side linking to rear garden.

**Rear Garden:** 62' x 40' approx (18.9m x 12.2m approx) Established garden with patio. lawn and shrubbery. Accessible from front exterior.

