

ARMSTRONG CLOSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## THINKING OF SELLING OR TRYING TO SELL?

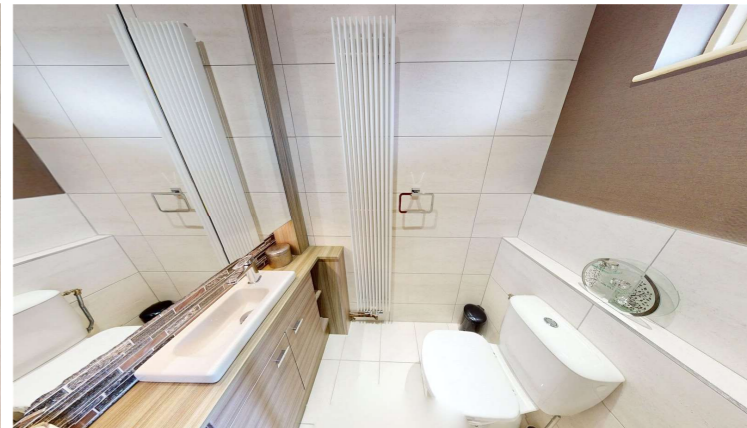
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Armstrong Close, Stanford-Le-Hope, SS17 7BX | Guide Price: £385,000 to £400,000

- Large 3 Bedroom Family home
- Feature Kitchen Living Dining design
- Spacious Lounge
- Ground floor W.C and stylish Bathroom
- Very well sized bedrooms
- Front & Rear Garden



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Guide Price: £385,000 to £400,000. Spacious 3 Bedroom Family Home with a surprising array of features beginning with stunning Kitchen Dining, beautiful Bathroom and stylish Ground W.C. Also great Lounge, large Bedrooms, great spec and close by Train Station, shops & Schools.

Armstrong Close , Stanford Le Hope, Essex SS17 7BX

This 3 bedroom House has undergone extensive remodelling and improvement works during our clients ownership of the home with great attention to detail and specification and includes the creation of a stunning Kitchen Living Dining environment incorporating beautiful kitchen design with integrated appliances, seating area and under floor heating. The property also benefits stylish ground floor w.c, handy under stair utility storage, great lounge space with outlook to the garden and feature wall design. The first floor of the home has plenty of "impressive" too with feature bathroom design and 3 very well sized bedrooms . Externally front and rear garden with rear access leading to a car parking area. The location of the home is centralised well for nearby Corringham and Stanford Le hope Shopping and leisure as well as schools, train station and bus routes.

#### Particulars & Dimensions

Entrance Reception Hallway 11'6" x 5'8" (3.5m x 1.73m)  
Engineered wood flooring, smooth finish ceiling with inset lighting, radiator, doors to understairs storage/utility space with plumbing and space for washing machine and tumble dryer. Built in cupboard. Access to Lounge, Kitchen Dining and Ground floor W.C

Ground Floor W.C 5'8" x 3'7" (1.73m x 1.1m)  
Low flush W.C, hand basin within fitted unit, radiator with T.R.V, tiled flooring and walls, window to the front, inset lighting.

Lounge 15'6" (4.72) x 11'3" (3.43) > 9'3" (2.82)  
Wood flooring, coved ceiling, double glazed window, radiator with T.R.V.

Kitchen Living Dining room 17'7" x 10'9" (5.36m x 3.28m)  
Double glazed window, double glazed door, under floor heating and radiator with T.R.V, smooth finish ceiling with inset lighting. Fitted kitchen with complimenting works surfaces and central island design with integrated gas hob with extractor over. Other appliances include built in dish washer and built in oven. Cupboard housing gas boiler.

Landing 11'1" x 6' (3.38m x 1.83m)  
Wood style flooring, double glazed window, built in cupboard, access to loft space, smooth ceiling with inset lighting.

Bedroom 1 13'9" x 11'5" > 9'6" (4.2m x 3.48m > 2.9m)  
Fitted carpet, wardrobes, double glazed window, coved ceiling and radiator with T.R.V.

Bedroom 2 12'10" x 11'3" (3.9m x 3.43m)  
Double glazed window, fitted wardrobes, fitted carpet, coved ceiling, radiator with T.R.V.

Bedroom 3 9'1">8'4" x 7'11" (2.77m>2.54m x 2.41m)  
Double glazed window, fitted carpet, coved ceiling, radiator with T.R.V.

Bathroom 6'8" x 6' (2.03m x 1.83m)  
Bath suite with shower and screen over bath, w.c, hand basin, tiled walls and flooring, radiator, smooth ceiling and inset lighting.

Loft  
Accessed from 1st floor landing.

Heating type  
Gas Combination type Boiler and radiators plus electric under floor heating to kitchen area.

Front Garden

Rear Garden

