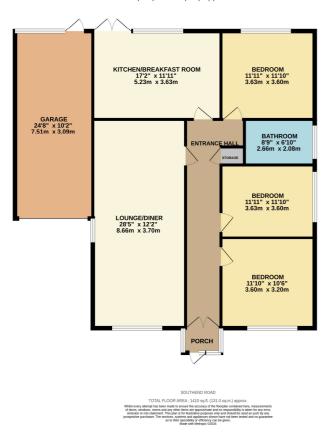
GROUND FLOOR 1410 sq.ft. (131.0 sq.m.) approx.



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Accompanied Viewings

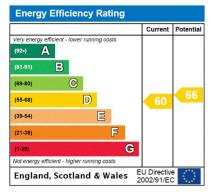
• Excellent photography & Floorplans

• Highly Experienced Agency, 1000's successfully











The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

# OHNCOTTIS



# Southend Road, Stanford-Le-Hope, SS17 7AB | Guide Price: £580,000 to £600,000

- Guide Price £580,000 to £600,000
- 24'8" x 10'2" Feature Garage
- In and out driveway

- 3 Double bedrooms
- 28'5" lounge/diner
- 17'2" x 11'11" Kitchen/Breakfast room





19 Kings Parade, King Street, Stanford-le-Hope, Essex, SS17 0HP 01375 676655 sales@johncottis.co.uk www.johncottis.co.uk

Registered Proprietors Temp-Green LTD., Trading as John Cottis & Co. Registered in England No. 1534107

24'8" x 10'2" FEATURE GARAGE, Large In / out Frontage, Great central location for Corringham and Stanford Le Hope Town Centre's, Train Station and schools at this outstanding DETACHED BUNGALOW with Double bedrooms, 28'5" LOUNGE/DINER, 17'2" x 11'1" KITCHEN/BREAKFAST & beautiful bathroom.

Click on our Virtual Tour and prepare for a great surprise as you see the impressive array of spacious and highly specified rooms within.

Guide Price: £580,000 to £600,000

This outstanding home is packed with great attributes starting with very large frontage designed with in and out style driveway and providing surprising space for multiple vehicles and ideal for motorhome/leisure requirements.

The Garage to the property is also a great plus point with size at 24'8" x 10'2" and benefits double glazing and electric door. The rear garden has plenty to offer, designed with a leisure theme. Internally the home begins with sizeable entrance reception hallway leading to 3 double sized bedrooms, an amazing sized open plan lounge dining room , a simply beautiful Bath & Shower Room and an impressive Kitchen Breakfast room, located to the rear of the home. The home is located in well centralised position for reaching a range of amenities . See map for local schools, parks, shopping, leisure and train station.

## Particulars:

ENTRANCE PORCH: Double glazed porch with door to entrance reception hall.

ENTRANCE RECEPTION HALL: 28'4" x 4'8" (8.64m x 1.42m ). Radiator. Wood style flooring. Coved cornice to ceiling. The entrance reception hall gives access to accommodation and the loft space.

LOUNGE/DINER: 28'5" x 12'3" (8.66m x 3.73m). Very spacious lounge/diner. Double glazed windows to front and side. Two radiators. Gas feature fireplace. Fitted carpet and amictic

flooring. Coved cornice to ceiling.

KITCHEN/BREAKFAST ROOM: 17'2" x 11'11" (5.23m x 3.63m). Impressive kitchen/breakfast room with array of units and contrasting work surfaces. Double glazed window and door giving access and visual to the garden. Tiled flooring. Smooth plastered ceiling with inset lights.

BEDROOM 1: 11'11" x 11'10" (3.63m x 3.61m). Beautiful bedroom positioned to the back with outlook onto the back garden. Well presented with fitted wardrobes. Double glazed window to rear. Radiator. Laminate wood flooring. Coved cornice to smooth plastered ceiling.

BEDROOM 2: 11'10" x 10'6" (3.61m x 3.2m). Excellent 2nd bedroom positioned to the front. Well presented with fitted wardrobes. Double glazed window to front. Radiator. Laminate wood flooring. Coved cornice to smooth plastered ceiling. Excellent 2nd bedroom positioned to the front with outlook out to the front garden. Well presented with fitted wardrobes.

BEDROOM 3: 11'11" x 10'3" (0.58m x 3.12m). Excellent well-presented and spacious 3rd bedroom with fitted wardrobes. Double glazed window to side. Radiator. Laminate wood flooring. Coved cornice to smooth plastered ceiling.

BATH/SHOWER ROOM: 8'9" x 6'10" (2.67m x 2.08m). A spoil yourself feel to this spacious bath/shower room with tiled walls, and flooring, chrome towel rail radiator and double glazed window to side.

### EXTERIOR:

GARAGE: 24'8" x 10'2" (7.52m x 3.1m). Excellent garage, very spacious and has power and light connected, electric door plus double glazed window and door to rear.

FRONT EXTERIOR: The front exterior is a great feature to this beautiful home and provides a great number of spaces for off road parking

REAR GARDEN: 46'5" x 41' (14.15m x 12.5m). Great rear garden with leisure design, well maintained, personal door access to garage and access from front, patio and lawn area.

LOCATION: The location of this home will provide convenience to many buyers varying needs from nearby schools, public transport/ Train Station, road links for A13 users and Corringham or Stanford Le Hope Town Centres.













