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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Boyce Road, Stanford-Le-Hope, Essex, SS17 8QR | £450,000

- 3 Bedroom Semi Detached House
- Plenty of potential for more accommodation (s.t.r.c)
- 120ft approx width Rear / Side Garden
- Double Garage
- Multiple off road parking
- No Onward Chain
- Close by Shops, Schools, Train Station



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120ft approx Width Back/side garden, Double Garage, Multiple Parking and lots of Potential at this very well positioned House for amenities including Train Station, shops & Schools. Offered with No Onward Chain!

Entrance Porch: 7'3" x 3'1" (2.2m x 0.94m).

Entrance Hall:
Fitted carpet, radiator and stairs to 1st floor.

Open Lounge & Dining Room: 23'11" x 13'1" > 8'8" (7.3m x 4m > 2.64m).

Open linked Lounge and dining room with visual and access to the garden via double glazed French doors and has double glazed window to the front also. Fitted carpet, coved ceiling and radiator heating. Access to Kitchen.

Kitchen : 19'4" x 10'5" > 6' (5.9m x 3.18m > 1.83m).
Spacious Kitchen Design and has access to the Garage, under stair cupboard and to the garden. Double glazed windows and door, wood style flooring, radiator heating and range of fitted kitchen units.

Landing : 7'7" x 6'8" (2.3m x 2.03m).

The landing has access hatch to the loft space, bedrooms and shower room. Fitted carpet, radiator and double glazed window.

Bedroom 1: 12'7" x 9'4" (3.84m x 2.84m)

Positioned to the front and has double glazed window, fitted wardrobes, carpet flooring, built in cupboard and coved ceiling.

Bedroom 2 : 11'1" x 9'5" (3.38m x 2.87m).

The second bedroom has an outlook to the rear via double glazed window and has fitted carpet and coved ceiling.

Bedroom 3 : 9'6" x 6'8" max (2.9m x 2.03m max).

Positioned with an outlook to the front and has built over cupboard, double glazed window and carpet flooring.

Shower Room: 6'8" x 6'1" (2.03m x 1.85m).

Well-presented shower room with tiled floor and walls, double glazed window, towel rail radiator and shower suite.

Double Garage: 18'5" x 17'5" max (5.61m x 5.3m max).
Amazing Garage with twin electric operated doors and has door into home and out to the rear garden.

Work Shop area to garage 14'3" x 3'5" (4.34m x 1.04m).
A continuation to the garage space with windows .

Front Multiple Parking and Garden
Impressive driveway and garden frontage

Rear & Side Garden: 120' approx. width (36.58m approx. width).

Impressive Garden to the rear and the side of this house, offering plenty of versatility.

