

40 WEBSTER ROAD

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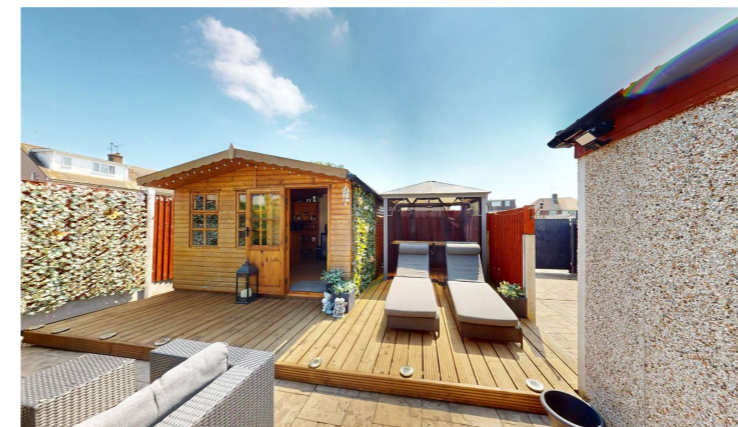
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Webster Road, Stanford-le-Hope, SS17 0BE Guide Price £425,000 to £450,000

- 65' South facing garden
- Garage: 21'10" x 9'5"
- Cabin 11'7" x 11'7"
- Conservatory: 24'1" x 9'5"
- Luxury Kitchen
- Ground floor WC



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Guide Price: £425,000 to £450,000. Three double bedrooms, 24' conservatory and cabin featured at this family house. The list goes on, 65' south facing garden, G/F wc, refitted kitchen, utility and garage with secure off street parking. See virtual tour. Book your viewing now!

Entrance Hall:
Double glazed window to side. Radiator. Wood laminate flooring. Stairs leading to first floor. Access to:

Lounge: 21'10" (6.65) x 15' (4.57) < 11'1" (3.38)
Double glazed bow window to front. Double glazed French doors to rear. Radiator. Wood laminate flooring. Access to:

Kitchen: 9'11" x 9'11" (3.02m x 3.02m)
Double glazed window to rear. Wood laminate flooring. Lovely "Howdens" kitchen with integrated fridge/freezer, dishwasher, double oven and inset 4 ring electric hob. (Installed 2018).

Utility Room: 5'8" (1.73) max x 6' (1.83) < 2'10" (0.86)
Wood laminate flooring. Fitted larder style cupboard, worktop and plumbing for washing machine below.

Conservatory: 24'1" x 9'5" (7.34m x 2.87m)
Double glazed windows to rear and sides. Double glazed French doors to rear. Underfloor electric heating. Ceramic tiled flooring. Access to garden and WC.

WC:
Double glazed window to side. Ceramic tiled flooring. Wash hand basin. Low flush WC. Wall mounted Logic combi boiler.

Landing:
Double glazed window to side. Fitted carpet. Access to put boarded loft. Doors to:

Bedroom 1: 12'7" x 11'1" max (3.84m x 3.38m max)
Double glazed window to front. Radiator. (No Carpet).

Bedroom 2: 13'7" x 9'1" (4.14m x 2.77m)
Double glazed window to rear. Radiator. Fitted carpet.

Bedroom 3: 10' (3.05) max x 9'6" (2.9) < 4'6" (1.37)
Double glazed window to front. Radiator. Wood laminate flooring. Built-in storage cupboards.

Shower Room:
Double glazed window to rear. Heated towel rail radiator. Three piece suite comprising: Low flush wc, wash hand basin and walk-in shower cubicle.

Exterior:

Cabin:
Windows and door to front. Used as a bar.

Garage: 21'10" x 9'5" (6.65m x 2.87m)
Up and over door. Good size. Space for 1 car at rear. Approached via gates (rear vehicular access).

Garage Style Storage: 17'7" x 7'6" (5.36m x 2.29m)
Up and over door. Window to side. Power and light connected.

Rear Garden: 65' (19.8m)
South facing garden which is ideal for entertaining. Low maintenance patio style garden with rear vehicular access and side gate giving access to front.

