



SOUTHEND ROAD
TOTAL FLOOR AREA: 793 sq.ft. (73.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, 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 condition or efficiency can be given.
Made with floorplan 02024

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

JOHNCOTTIS ESTATE AGENTS



Southend Road, Stanford-Le-Hope, Essex, SS17 0PQ | £345,000

- Spacious 2 Bedroom Semi Detached House
- Great Plot with 110ft Garden plus 39ft front depth
- Impressive collaboration of traditional and modern styling
- Very close proximity to Train Station, Shops & Restaurants
- Entrance Reception hall, Stylish Kitchen Diner & Spacious Lounge.



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A beautiful collaboration of traditional and modern styling at this very generously sized 2 Bedroom, staggered, Semi detached house comprising great plot with 110ft Garden and 39ft front, set within very close proximity to Train Station, Shops & restaurants. No onward Chain !

Introduction :

This charming period / modern styled semi-detached house offers a perfect blend of style and sophistication. Boasting two spacious bedrooms, this inviting property exudes a homely charm that is sure to appeal to a variety of buyers. The modern touches throughout the house create a convenient and cosy atmosphere, perfect for relaxing and entertaining. The property also features a lovely garden at 110ft depth, providing a fabulous outdoor space to enjoy. Situated in a sought-after location, within very close proximity to Train Station (c2c) Shops, restaurants, green spaces and schools. this property offers a wonderful opportunity for those looking for a comfortable and contemporary home. Don't miss out on the chance to make this delightful house your own. Contact us now to arrange a viewing and experience the appeal of this beautiful property for yourself.

Entrance Reception Hall 12'9" (3.89) increasing into doorway x 6'11" (2.1)

An impressive entrance reception hallway with feature, accessed via modern double glazed door and comprises staircase to 1st floor landing, under stair storage cupboard, fitted carpet, picture rail styling, smooth finish ceiling, wall mounted radiator.

Kitchen Diner 12'6" x 11'6" > 8'5" (3.8m x 3.5m > 2.57m)

Stylish Kitchen Diner presented with range of fitted kitchen units with complimenting worksurfaces incorporating integrated oven and hob and a sink with drainer. Also comprising vinyl, tile effect flooring, smooth finish ceiling, radiator heating, double glazed windows, double glazed door plus unit housing gas combi type boiler.

Lounge 13'10" (4.22) > 12'8" (3.86) x 12'8" (3.86)

Spacious lounge, positioned with outlook to the front via feature sized double glazed window and is presented with

fitted carpet flooring, radiator heating and 8ft feature height, smooth finish ceiling.

Ground Floor W.C 6'5" x 2'8" (1.96m x 0.81m)

A Well-appointed ground floor w.c comprising low flush toilet, hand basin, vinyl flooring and extractor unit.

Landing 10' x 6'11" (3.05m x 2.1m)

The landing comprises access to loft space, double glazed window, fitted carpet, picture rail styling and has doors to Bedrooms and bathroom.

Bedroom 1 13'10" > 12'9" x 12'9" (4.22m > 3.89m x 3.89m)

Great bedroom for size and presentation comprising feature sized double glazed window, fitted carpet flooring, 8ft feature height ceiling with smooth finish and radiator heating.

Bedroom 2 12'9" x 8'7" (3.89m x 2.62m)

A very well sized second bedroom with the added benefit of lovely outlook over the rear garden via feature sized double glazed window. Fitted carpet, 8ft height ceiling with smooth finish and radiator heating.

Bath & Shower Room 10' x 5'5" (3.05m x 1.65m)

Impressive for size and specification comprising bath, shower enclosure, low flush toilet and hand basin complimented with double glazed windows, towel rail radiator, tile look flooring , smooth finish ceiling, wall tiling and extractor unit.

Front Exterior 39' depth approx. (11.89m depth approx.)

Very well presented frontage with path continuing to main entrance and gate access to rear garden

Garden 110' approx (33.53m approx)

A garden with plenty of potential and commences spacious patio and lawn.

