



GIDEONS WAY  
 TOTAL FLOOR AREA: 891 sq.ft. (82.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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 a guide only for prospective purchasers. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



### Gideons Way, Stanford-le-Hope, SS17 8ED Guide Price: £375,000 to £400,000

- 3 Bedroom Semi-Detached house
- Convenient location for Train Station
- Stylish kitchen/diner
- G/F shower/WC + 1st floor bathroom
- Off road parking
- Close by park & Leisure centre



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Guide Price: £375,000 to £400,000. 3 Bedroom Semi-Detached house with beautiful kitchen/dining, ground floor shower room plus first floor family bathroom, utility/storage, stylish lounge opening to delightful garden and central location for schools, shopping, leisure and trains/bus routes - A13 etc.

**Introduction:**

A very special and surprising home awaits behind the entrance door to this attractively designed 3 bedroom Semi-Detached house with plenty of features that could easily see you falling in love. The home has been cleverly re-designed and fine toned by the homeowners with style and function, across the course of many enjoyable years living there. The ground floor accommodation comprises a feature kitchen/diner located to the front of the home, a useful utility room and storage space and unexpectedly a ground floor shower/wc room. To the rear of the home a really lovely lounge design and space with added benefit of visual and access to the garden. The first floor accommodation doesn't disappoint following such a great ground floor and has stylish and spacious bathroom and great 3 bedrooms with bedroom 1 having built in walk-in wardrobe for that "indulgent touch". The garden is a true delightful with decorative low maintenance theme comprising patterned patio and artificial lawn. The location of the home will be advantageous for reaching a range of amenities. We note close by schools, Corringham shopping with branded High Street names including "Morrisons Supermarket", park ground, public transport including bus and train and road links to A13. There's also a leisure centre/swimming pool. We highly recommend viewing this home for fullest experience of features and overall attributes.

**Entrance:** Accessed via double glazed door. Access to kitchen/diner and lounge, built-in cupboard and stairs leading to first floor landing.

**Kitchen/Diner:** 15'6" x 10' max (4.72m x 3.05m max) Two double glazed windows to front. Tiled effect flooring. Coved cornice to smooth plastered ceiling with inset lights. Modern stylish fitted kitchen with range of fitted units with work surfaces and twin bowl sink drainer unit.

**Utility with storage cupboards:** Radiator. Tiled effect flooring. Access to storage cupboards. Door to ground floor shower/WC room. Plumbing for washing machine.

**Ground floor shower/wc:** 6'3" x 3'1" (1.9m x 0.94m) Towel rail radiator. Modern shower and WC suite with tiled walls and flooring.

**Lounge:** 15'7" x 12'8" (4.75m x 3.86m) Double glazed French doors to rear. Radiator. Wood style flooring with inset design. Coved cornice to smooth plastered ceiling with inset lights.

**Landing:** Radiator. Wood flooring. Coved cornice to smooth plastered ceiling. Access to loft via drop down fitted ladder.

**Bedroom 1 with Walk-In Wardrobe:** 12'11" x 10'2" (3.94m x 3.1m) Double glazed window. Radiator. Fitted carpet. Walk-in wardrobe.

**Bedroom 2:** 12'9" (3.89) x 8' (2.44) > 10' (3.05) Double glazed window. Radiator. Laminate wood flooring. Coved cornice to ceiling. Built-in cupboard.

**Bedroom 3:** 9'10" x 7'1" (3m x 2.16m) Double glazed window. Radiator. Laminate wood flooring. Coved cornice to ceiling.

**Bathroom:** 10' < 7'7" x 5'1" (3.05m < 2.3m x 1.55m) Double glazed window. Towel rail radiator. Wood flooring. Modern white bath suite comprising: wash hand basin, bath and WC. Tiled walls.

**Frontage:** Off road parking, garden area, path to front entrance and gated access to garden.

**Rear Garden:** Commencing patio area, then artificial lawn, access to timber storage.

