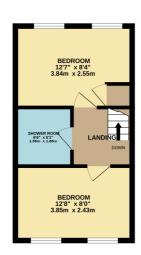
SUN ROOM
10'6" x 9"11"
3.19m x 3.02m

LOUNGE
15'1" x 12'7"
4.60m x 3.84m

KITCHEN
80" x 6'6"
2.45m x 1.99m

MC



TOTAL FLOOR AREA: 688 sq.ft. (64.0 sq.m.) approx.

Whits every attempt has been made to ensure the accusacy of the floorgian contained here, measurer
of doors, windows, rooms and any offer imms are approximate and no responsibly is taken for any eoression or mis-statement. This plan is for illustrative purposes only and should be used as such by a
prospective purchise. This service, supprises and applications of stems have not been bested and no past.

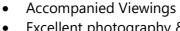
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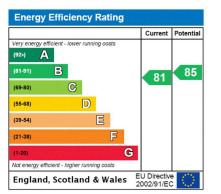
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The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do 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.

JOHN COTTIS



Corringham Road, Stanford-Le-Hope, Essex, SS17 0AH | Offers Over: £315,000

- Extended with feature sun room at rear
- 2 Car parking allocation at rear
- Train station, just minutes walk away
- G/F wc & 1st floor shower room
- Solar panels/EPC rating B
- Well presented home with No Onward







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Edge of Train Station, Town shops, restaurants/pub and park grounds, positioned 2 bedroom end house with feature sun room, solar panels, g/f wc, rear parking for 2 cars, gas heating, double glazing and great presentation. No Onward Chain!

A great opportunity to purchase a great home as this is and have the additional benefit of such a well positioned location for such a range of amenities including Train Station (C2C) serving London/Southend bound, A13 road links towards M25, Town shopping, Pubs, Restaurants. A lovely park/recreation ground at Billet Lane and popular Schools.

The house is very well presented and comprises: 2 well sized bedrooms, shower room, g/f wc, spacious lounge, attractive kitchen and feature double glazed conservatory/sun room. Parking is provided to the rear. A lovely garden too with access at rear aswell. Heating is provided by gas boiler/radiators, there are solar panels to roof and windows are double glazed.

We highly recommend viewing this home at your earliest availability as anticipate will be very popular. No Onward Chain! Virtual tour also available.

Entrance Hall:

Radiator. Tiled flooring. Doors to ground floor wc, lounge and access to kitchen. Door to storage cupboard.

G/F WC:

Radiator. Tiled flooring. WC and wash hand basin. Tiled to lower area of walls. Extractor fan.

Kitchen: 8' x 6'6" (2.44m x 1.98m)

Double glazed window to front. Attractive, modern kitchen design comprising range of base and eye level units with work surfaces, tiled splash back, single drainer unit, cupboard housing gas boiler, gas hob, integrated oven and plumbing for washing machine.

Lounge: 15'1" x 12'7" (4.6m x 3.84m)

Window looking onto sun room. Glazed door to sun room. Radiator. Fitted carpet. Coved cornice to ceiling. Spacious

warm, relaxing feel to this lovely lounge. Stairs leading to first floor

Conservatory/Sun Room: 10'6" x 9'11" (3.2m x 3.02m)
A great feature to the home, this conservatory/sun room
styled with double glazed windows and door, pitched style
roof with skylight window and laminate wood flooring.

Landing: Fitted carpet. Access to loft space, doors to bedrooms and shower room.

Bedroom 1: 12' x 8' (3.66m x 2.44m)

Two double glazed windows to front. Radiator. Fitted carpet. Coved cornice to ceiling. A lovely bedroom design.

Bedroom 2: 12'7" x 8'4" (3.84m x 2.54m)

Two double glazed windows to rear. Radiator. Laminate wood flooring. Another well sized bedroom, positioned with outlook to the rear and comprises; built-in cupboard housing cylinder.

Shower Room: 6'6" x 6'1" (1.98m x 1.85m).

Well presented shower room with shower, wc and wash hand basin suite.

Garden:

Well designed garden with patio and lawn areas. The garden is accessible, externally.

Parking:

Is provided to rear area of the property (solicitors to verify).













