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Energy Efficiency Rating		Current	Potential
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(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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SMALL ENOUGH TO CARE BUT BIG ENOUGH TO SUCCEED IN SELLING YOUR HOME

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Cornwell Crescent, Stanford-Le-Hope, SS17 7BD Guide Price: £350,000 to £375,000

- 2 double bedroom, spacious home
- Well positioned for schools, shops, travel
- Plenty of potential (strpc)
- 140' x 30' approx plot
- No Onward Chain
- 22' x 11' approx side space



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Guide Price: £350,000 to £375,000. 140' x 30' approx plot at this large 2 double bedroom house with 22 x 11' approx side space, stunning garden, impressive well appointed interior layout, new boiler and location convenient for schools and amenities. Plenty of potential (strpc). No Onward Chain!

Entrance Hall: 9'9" x 5'10" (2.97m x 1.78m)
Double glazed window to side. Radiator. Laminate wood flooring. Stairs leading to first floor. Access to lounge/diner and kitchen. Understairs storage.

Lounge/dining: 21'4" x 11'7" < 8'6" (6.5m x 3.53m < 2.6m)
Double glazed French doors to rear. Double glazed window to front. Radiator. Laminate wood flooring. Covered cornice to smooth plastered ceiling. Spacious lounge/dining room with outlook and access to the garden. Door to kitchen.

Kitchen: 11'3" max x 8'10" (3.43m max x 2.7m)
Double glazed window and door to rear. Radiator. Tiled flooring. Smooth plastered ceiling. Well presented fitted kitchen with range of "Neff" branded appliances.

Landing:
Double glazed window to side. Laminate wood flooring. Access to loft via fitted ladder.

Bedroom 1: 14'9" x 9'4" (4.5m x 2.84m)
Two double glazed windows to front. Radiator. Laminate wood flooring. Generous bedroom size with built-in wardrobe and fitted wardrobe.

Bedroom 2: 11'9" x 10' (3.58m x 3.05m)
Double glazed window to rear. Radiator. Fitted carpet. Built-in cupboard housing cylinder.

Bathroom: 7'7" x 5'6" (2.3m x 1.68m)
Double glazed windows to rear and side. Radiator. Laminate wood flooring. Bathroom suite comprising: wc, wash hand basin, bath with shower over and part tiled walls.

Loft Space:
Access from landing.

Front Garden: 33'10" (10.3m)
Impressive front garden with access to main entrance and gated access to rear garden.

Side Space: 22' x 11' (6.7m x 3.35m)
A versatile area of the plot, potential to extend (strpc). Currently has brick built outbuilding.

Rear Garden: 86' x 30' (26.21m x 9.14m).
Beautiful garden with established shrubbery, lawn, trees and patio.

Potential:
There appears plenty of potential at this house and plot (strpc).

