

33 RUNNYMEDE ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

## THINKING OF SELLING OR TRYING TO SELL?

- Family Firm Established since 1980
- Extensive Buyer Register
- All Homes Visibly Marketed from Team Agencies in Essex & LONDON
- Accompanied Viewings
- Excellent photography & Floorplans
- Highly Experienced Agency, 1000's successfully SOLD



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

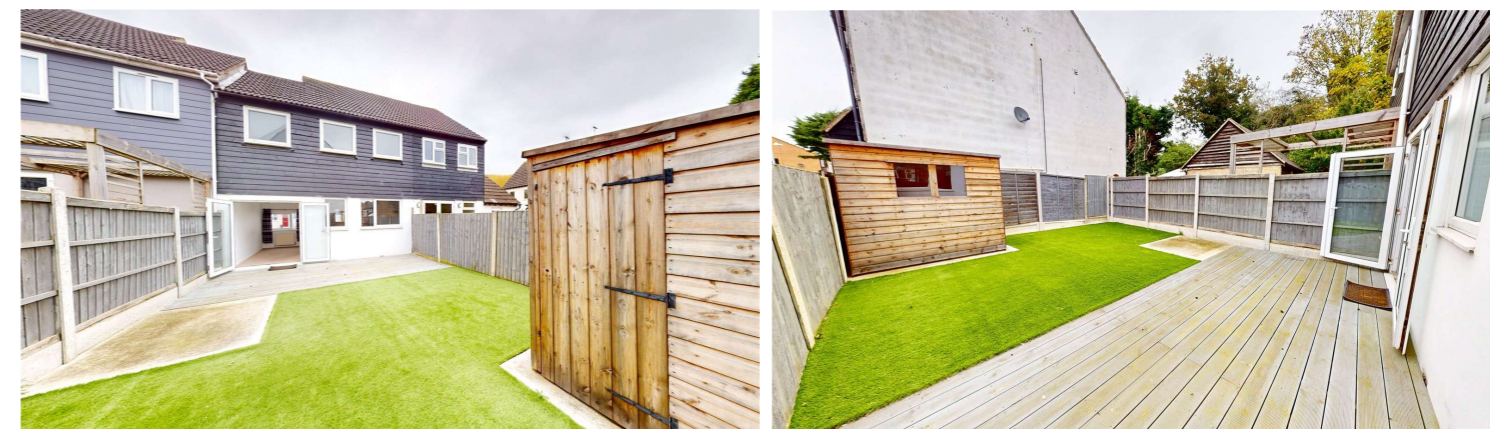
# JOHNCOTTIS

ESTATE AGENTS



## Runnymede Road, Stanford-Le-Hope, Essex, SS17 0JY | Offers Over: £315,000

- 3 Generous Sized Bedrooms, scope for 4
- 29' Open kitchen/living room Design
- Separate Dining Room: 15'6" x 7'2"
- Short walk to Train Station, Park, schools & Shops
- Very close access road links to A13



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.



**\*\*Train Station, short walk away alongside local Pub/restaurants, local high street shops, park and schools \*\***  
This is a Spacious, 3 generous bedroom house with Open Living Kitchen design and a separate Dining room complimented with artificial lawn garden & own Parking. No onward Chain

Presenting a modern terraced house in a sought-after neighbourhood, within minutes' walk of TRAIN STATION (C2C) this charming property boasts three spacious bedrooms, making it ideal for families or professionals alike. The house is well maintained, providing a comfortable and homely atmosphere. With a bright and clean interior, this property offers a cosy and inviting living space, stylish kitchen and separate dining room. The convenient off-street parking and lovely garden with artificial lawn further enhance the appeal of this home.

Also well positioned for popular schools, Park grounds, local high street shops, a selection of local pub/restaurants and has road links for accessing the A13 in minutes.

Don't miss out on this affordable opportunity to own a spacious and well-appointed house in a prime location. Contact us today to arrange a viewing and make this house your new home.

You can also click on our instant access virtual tour to preview this great home before you arrive.

No Onward Chain !

Particulars:

Entrance Door to:

Kitchen/Living Room: 25' x 12' (7.62m x 3.66m)  
Double glazed windows to front and rear. Vinyl to kitchen area and carpeted to living space. Radiator. Kitchen with base and eye level units with inset sink drainer unit with mixer tap. Integrated fan assisted electric oven and inset 4 ring

electric hob with fan over. Plumbing for washing machine. Stairs leading to first floor. French doors to:

Dining Room: 15'6" x 7'2" (4.72m x 2.18m)  
Double glazed window to front and double glazed French doors providing access to the rear garden. Fitted carpet. Radiator.

Landing:  
Fitted carpet. Doors to:

Bedroom 1: 15'6" x 7'6" (4.72m x 2.29m)  
Double glazed windows to front and rear. Fitted carpet. Radiator.

Bedroom 2: 12' x 8'6" (3.66m x 2.6m)  
Double glazed windows to front. Fitted carpet. Radiator.

Bedroom 3: 12' x 7'9" (3.66m x 2.36m)  
Double glazed windows to rear. Fitted carpet. Radiator.

Bathroom: 8' x 5'8" max (2.44m x 1.73m max)  
Three piece suite comprising: panel bath, low flush wc and wash hand basin. Built-in storage cupboard. Radiator. Vinyl flooring.

Rear Garden:  
Commencing decked area with remainder laid to artificial lawn. Timber built shed to remain.

Off Road parking

EPC Rating " C "

Council Tax:  
Council tax band C.

