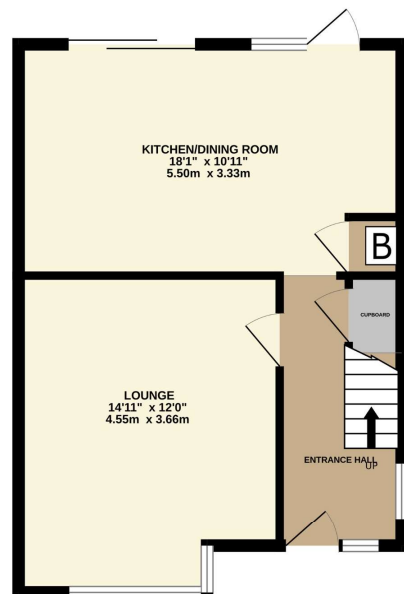
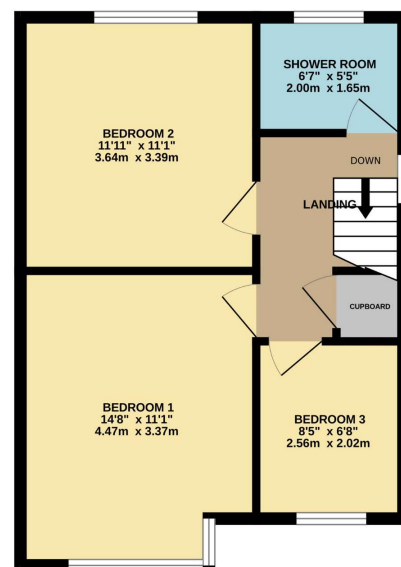


GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



BUTTS LANE STANFORD LE HOPE ESSEX
TOTAL FLOOR AREA: 893 sq.ft. (82.9 sq.m.) approx.
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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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Butts Lane, Stanford-Le-Hope, Essex, SS17 0LZ | Offers Over: £340,000

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Train Station, Nature Reserve, shops, St Clere's school and A13 road links for M25 access all very close by at this offered with No Onward Chain 3 bedroom Semi-Detached house with 50' garden. Viewings available now!

Entrance Reception Hallway:
Double glazed window to side. Radiator, Fitted carpet. Stairs leading to first floor. Under stairs cupboard.

Lounge: 14'11" x 12' max (4.55m x 3.66m max)
Double glazed window to front. Radiator. Fitted carpet. Spacious lounge design, positioned with outlook to the front of the home.

Kitchen/Dining Room: 18'1" x 10'11" (5.5m x 3.33m)
Double glazed door to rear. Double glazed window to rear. Double glazed sliding patio doors to rear. Radiator. Vinyl flooring. Open theme kitchen and dining room with modern styling incorporating fitted kitchen area with range of base and eye level units complimentary work surfaces and selection of built-in appliances.

Landing:
Double glazed window to side. Built-in cupboard over stairwell . Access to loft via fitted drop down ladder.

Bedroom 1: 14'8" x 11'1" max (4.47m x 3.38m max)
Double glazed window to front. Radiator. Fitted carpet. Generous bedroom 1 size with outlook to the front.

Bedroom 2: 11'11" x 11'1" (3.63m x 3.38m)
Double glazed window to rear. Radiator. Fitted carpet. Spacious 2nd bedroom benefitting fitted wardrobe design and has outlook to the rear overlooking the garden.

Bedroom 3: 8'5" x 6'8" (2.57m x 2.03m)
Double glazed window to front. Radiator. Fitted carpet. Viable 3rd bedroom size, position with outlook to the front.

Shower Room: 6'7" x 5'5" (2m x 1.65m)
Double glazed window to rear. Towel rail radiator. Vinyl flooring. Stylish and modern shower room design comprising:

feature shower enclosure with electric powered shower system, WC, wash hand basin and tiled walls.

Loft:
Access from ladder dropping down into landing area. Mostly boarded flooring, light connected.

Heating:
Vaillant Eco TEC pro 28 gas boiler (combination/condensing) with "Hive" heating controls.

Front Exterior & Garden:
Dual driveway to gated access into rear garden. Front garden area with lawn and hedge,

Rear Garden: Approx 50' (Approx 15.24m)
Generous garden size with gated access, patio, hardstanding and lawn area.

