


ANDERSON CORRINGHAM ESSEX
TOTAL FLOOR AREA: 789 sq.ft. (73.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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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		84
(81-91)	B		
(69-80)	C		55
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.



Andersons, Corringham, Stanford Le Hope, Essex, SS17 7JD | £425,000

- Bungalow with 3 generously sized bedrooms
- Own driveway providing off road parking
- Open kitchen and dining room design
- Separate lounge with gas feature fireplace
- Modern bathroom styling
- High Street brand named food and well being shopping close by
- Potential for loft extension (strpc)
- No Onward Chain



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An extended 3 spacious bedroom bungalow with open kitchen/dining room, separate lounge, own driveway, excellent overall presentation with lovely garden too. Close proximity to Corringham Town shopping, public transport, park ground, pool and schools. Loft extension scope. No Onward Chain!

We are very pleased to represent our client in offering this excellent Bungalow. This very well presented bungalow delivers a full range of typical buyer requested attributes starting with great location for a variety of closely accessible amenities including Corringham Town Shopping with several High Street Brands including Morrisons Super Market, Boots, Iceland and Greggs. In the same area you will find a lovely Park Ground area, a Sports centre with swimming pool and local library. There's a selection of popular schools within walkable distance and for travel options/ routes road links to A13 conveniently close and Train Station, Stanford le Hope, C2C, ideal for London/ Southend bound travellers.

The home itself begins well with an attractive "Kerbside appeal" and well presented front garden with benefit of own drive way providing off road parking. As you enter the home the loved and well cared for appearance is instantly evident and the layout offers 3 surprisingly generous bedrooms. The bathroom comprises modern styling and has shower system over the bath. The living space is comfortably proportioned having a separate lounge with gas feature fireplace and then to the open Kitchen and Dining Room, positioned across the rear of the home benefiting visual and access to the well presented garden.

The design of this great bungalow also affords the potential for extension into the loft space (s.t.r.c) noting other homes in the neighbourhood.

Our client is offering this home with No onward chain.

Entrance Hallway :
Fitted Carpet, Radiator, Room Thermostat, Coved ceiling, Access to Loft. Cupboard providing storage and housing electric meter.

Bathroom: 6'10" x 5'6" (2.08m x 1.68m)
Double Glazed window, Tiled flooring and walls, radiator, Bath, toilet , hand basin and shower system.

Bedroom 1 : 14'5" (4.4) x 9'9" (2.97) + recess
Double Glazed window, radiator, Coved ceiling, Fitted carpet. Cupboard housing hot water cylinder and programmer.

Bedroom 2 : 12' x 9'11" (3.66m x 3.02m).
Double glazed window, radiator, Coved ceiling, fitted carpet

Bedroom 3 : 11'5" x 8'10" (3.48m x 2.7m).
Double glazed window, radiator, Coved ceiling, fitted carpet. Cupboard housing gas meter.

Lounge : 15'4" x 10'10" (4.67m x 3.3m).
Fitted carpet, Coved ceiling, Radiator, Gas fireplace.

Kitchen and Dining Room : 18'10" x 8'10" (5.74m x 2.7m).
Fitted carpet and Vinyl flooring. Double glazed windows and doors. Radiator, Coved ceiling. Fitted kitchen cabinets with worksurfaces. Appliances t.b.c.

Loft Space:
Drop down ladder access , location of gas boiler , Part boarded, Light connected.

Front Garden :
Laid to Lawn

Own Driveway / Off Road Parking

Rear Garden :
Patio, lawn, shrubbery and storage shed.

