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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	89
(81-91)	B	
(69-80)	C	66
(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	

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Poley Road, Stanford-le-Hope, Essex, SS17 0JJ £350,000 to £400,000

- Newly Decorated 3 bedroom House
- Large Leisure Building with Shower & Wc (Annexe/home business ?)
- Minutes walk away train station, great for London Access
- Shops and schools/A13/M25 access conveniently close
- Generous front off road parking space
- No onward chain, quick & Easy Purchase
- Potential to extend (strpc)
- Viewings hosted by agent - easy to arrange
- Great opportunity ideal for home buyers or buy to let



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GUIDE PRICE £350,000 TO £400,000. Newly Decorated **
Train Station Very Close (Ideal for London)** Shops close too
***Large Leisure building with Shower & WC (Annexe/home
business ?) ** Multiple front parking** Extension Potential **
No Onward Chain ** 3 bedrooms ** Lounge Diner **

Nestled in a sought-after neighbourhood, this charming end-of-terrace house in the heart of Town offers a perfect blend of comfort and convenience. Boasting three well-appointed bedrooms, through Lounge Diner, kitchen with breakfast bar and family bathroom this property is ideal for families or professionals seeking a peaceful retreat within easy reach of amenities including Stanford Le Hope's Train Station, serving the Fenchurch St Line, ideal for London Access, work or leisure.

The house, with a spacious interior flooded with natural light creating a warm and inviting atmosphere. The well-kept garden provides a tranquil space for outdoor relaxation and hosts a sizeable Leisure building, perfect for home entertainment or potential for home business or annexe (s.t.r.c) while off-street parking adds to the convenience of this home. With its affordable price point and excellent location, this property presents a wonderful opportunity for those looking to establish roots in a thriving community. Don't miss out on the chance to make this bright and accessible home yours. Contact us today to arrange a viewing.

Entrance Reception: 9'9" x 5'8" (2.97m x 1.73m)
Radiator. Laminate wood flooring. Stairs leading to first floor. Open to lounge/diner. Access to kitchen.

Lounge/Dining Room: 23'11" x 10'10" max (7.3m x 3.3m max)
Double glazed window to front. Double glazed French doors to rear. Radiator. Laminate wood flooring.

Kitchen: 12' x 8' max (3.66m x 2.44m max)
Double glazed window to side. Door to garden. Radiator. Tiled flooring. Coved cornice to ceiling with inset lights. Range of base and eye level units with work surfaces. Cupboard housing boiler. Single drainer sink unit.

Landing:
Double glazed window to side. Radiator. Laminate wood flooring. Access to loft.

Bedroom 1: 12'5" x 10'9" (3.78m x 3.28m)
Double glazed window to front. Laminate wood flooring. Coved cornice to ceiling.

Bedroom 2: 11'1" x 10'9" (3.38m x 3.28m)
Double glazed window to rear. Radiator. Laminate wood flooring. Coved cornice to ceiling.

Bedroom 3: 8'1" x 6'3" (2.46m x 1.9m)
Double glazed window to front. Radiator. Coved cornice to ceiling.

Bathroom: 8'1" x 5'6" (2.46m x 1.68m)
Double glazed window to rear. Tiled flooring. Bath suite comprising: bath with shower over, wash hand basin and low flush wc. Tiled wall area.

Front Exterior:
Impressive frontage providing multiple off road parking.

Garden:
Decorative styled garden with gated side access and hosts versatile outbuilding.

Outbuilding/Leisure Room: 17'8" x 15' (5.38m x 4.57m)
A versatile and spacious outbuilding/leisure room with potential for a variety of uses (strc). A shower and wc area are present alongside double glazed French doors, power and lighting connected.

