



SANDRINGHAM CLOSE

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	55	78
EU Directive 2002/91/EC		

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Sandringham Close, Stanford-Le-Hope, Essex, SS17 7BE | £400,000

- 3 very well sized bedrooms
- Off road parking and integral garage
- Very well presented garden
- Open lounge dining and modern kitchen
- Stylish modern shower room
- Well positioned for schools, shops, travel



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3 large bedroom Semi-Detached house comprising: off road parking, integral garage, spacious lounge/dining, modern kitchen, stylish shower room, well presented garden and scope for further accommodation (strpc).

Entrance Reception Hall: 11'5" x 3'5" (3.48m x 1.04m)
Accessed via glazed doors, radiator, coved cornice to ceiling. Built-in cupboard housing gas boiler and double doors to lounge.

Lounge/Diner: 24'3" x 11'9" (7.4m x 3.58m)
Radiator. Fitted carpet. Spacious and well presented open lounge/dining design. Double glazed French doors to rear. Stairs leading to first floor. Access to kitchen.

Kitchen: 11'9" x 8'2" (3.58m x 2.5m)
Modern kitchen design with range of base and eye level units comprising: work surfaces, sink/drain unit, double glazed door and window to rear, tile effect flooring, coved cornice to ceiling, smooth plastered ceiling with inset lights, integrated gas hob, integrated oven, plumbing for washing machine and dishwasher.

Landing:
The landing area has access to loft and built-in cupboard housing hot water cylinder. Doors to first floor bedrooms and shower room.

Bedroom 1: 15' (4.57) x 8'7" (2.62) + recess.
Spacious bedroom 1 with double glazed window to front, built-in cupboard, fitted carpet, radiator and smooth plastered ceiling.

Bedroom 2: 11'5" x 9'1" (3.48m x 2.77m)
Great 2nd bedroom comprising: double glazed window to rear, radiator, fitted carpet and coved cornice to ceiling.

Bedroom 3: 11'10" x 7'6" (3.6m x 2.29m)
Impressive 3rd bedroom size comprising: fitted carpet, smooth plastered ceiling, radiator and double glazed window to front.

Shower Room: 7'10" x 6'2" (2.4m x 1.88m)
Attractive modern shower room design comprising: shower, wc and wash hand basin suite. Vinyl flooring, wall tiles, double glazed window to rear and smooth plastered ceiling.

Integral Garage: 16'8" x 7'7" (5.08m x 2.3m)
Potential for further accommodation (strpc). Remote entry door and power and light connected.

Front Exterior:
Off road parking provided.

Rear Garden:
Very well presented garden with lawn, patio and shaped borders.

