



GROUND FLOOR
APPROX. FLOOR
AREA 477 SQ.FT.
(44.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 463 SQ.FT.
(43.0 SQ.M.)

BELL REEVES CLOSE
TOTAL APPROX. FLOOR AREA 940 SQ.FT. (87.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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		91
(81-91)	B		
(69-80)	C		74
(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	



Bell-Reeves Close, Stanford-Le-Hope, Essex, SS17 0GX | Offers Over: £350,000

- Spacious 3 bedroom modern build home
- Close to train station, shops & schools
- No Onward Chain
- Garage
- En suite, gf wc, family bathroom & en suite
- Lounge & Dining room



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.

Minutes from Train Station, very spacious 3 bedroom home with en suite to master bedroom, separate lounge + dining, GARAGE, entrance hall, g/f wc, no through location, nearby town centre with food outlets, restaurants, shops and pubs. No Onward Chain!

Entrance Hall: 17'8" max x 6'5" (5.38m max x 1.96m)
Laminate wood flooring. Stairs leading to first floor. French doors to lounge and dining room. Access to kitchen. Door to ground floor wc.

Lounge: 20'9" (6.32) max x 9'8" (2.95) > 11'7" (3.53)
Double glazed window to front. Laminate wood flooring. Radiator. Coved cornice to ceiling.

Dining Room: 9'11" x 8'9" (3.02m x 2.67m)
Double glazed sliding patio doors to rear. Laminate wood flooring. Radiator. Coved cornice to ceiling.

Kitchen: 10' x 7'3" (3.05m x 2.2m)
Double glazed window to rear. Fitted range of base and eye level units with work surfaces and plumbing for white goods.

Ground Floor WC: 4'8" x 2'9" (1.42m x 0.84m)
Low flush wc and wash hand basin.

Landing: 9'9" x 5'11" (2.97m x 1.8m)
Access to bedrooms and bathroom. Access to loft.

Bedroom 1: 13'7" (4.14) max x 11'1" (3.38) < 12'9" (3.89)
Generous master bedroom with double glazed window to front. Radiator. Coved cornice to ceiling. Door to en suite.

En suite: 6'6" x 5' (1.98m x 1.52m)
Double glazed window to front. Shower, wc and wash hand basin suite.

Bedroom 2: 10'3" (3.12) x 9'4" (2.84) + wardrobe.
Radiator. Double glazed window to rear. Coved cornice to ceiling. Built-in wardrobe.

Bedroom 3: 9'4" x 5'10" (2.84m x 1.78m)

Double glazed window to rear. Radiator. Coved cornice to ceiling.

Bathroom: 6'5" x 6'5" (1.96m x 1.96m)
Family bathroom with radiator, bath, wash hand basin and wc suite.

Front Garden: 42' approx (12.8m approx)
Patio and lawn. Gated access.

Garage:
Garage included, in small block close to dwelling.

