

## THINKING OF SELLING OR TRYING TO SELL?

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The Property Ombudsman

- All Homes Visibly Marketed from Team Agencies in Essex & LONDON
- Accompanied Viewings
- Excellent photography & Floorplans
- Highly Experienced Agency, 1000's successfully

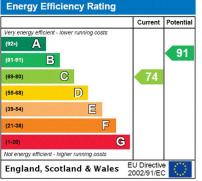














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Bell-Reeves Close, Stanford-Le-Hope, Essex, SS17 0GX | Offers Over: £350,000

- Spacious 3 bedroom modern build home Garage
- Close to train station, shops & schools
- No Onward Chain

- En suite, gf wc, family bathoom & en suite
- Lounge & Dining room





01375 676655 sales@johncottis.co.uk www.johncottis.co.uk

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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.









