



ABBOTTS DRIVE

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



### Abbots Drive, Stanford-le-Hope, Essex, SS17 7BS | £350,000

- 50' Rear Garden
- Modern kitchen & bathroom
- Two double bedrooms
- 0.8 miles to C2C station
- Off street parking
- Gas radiator heating



**19 Kings Parade, King Street, Stanford-le-Hope, Essex, SS17 0HP**

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Well-Presented 2-Bedroom Home with Sunny 50' Garden & Off-Street Parking. This modern and well-presented home boasts a 50' south-facing rear garden, perfect for outdoor relaxation. The property offers off-street parking at the front and a stylish modern interior throughout.

Key features include a contemporary kitchen and bathroom, gas radiator heating powered by a combi boiler, and two spacious double bedrooms. Conveniently located just 0.8 miles from the C2C station, this home is ideal for commuters.

EPC Rating: D – Don't miss out, book your viewing today!

Entrance Porch 8'2" x 2'8" (2.5m x 0.81m)  
Windows to front and both flank elevations. Porcelain tiled floor. Combi boiler. Door to:

Entrance Hall  
Double glazed window to side. Radiator. Porcelain tiled floor. Stairs to first floor accommodation. Doors to lounge and kitchen.

Lounge 21'3" x 11'7" > 8'6" (6.48m x 3.53m > 2.6m)  
Double glazed bow window to front. Double glazed sliding patio doors to rear. Radiator. A wonderful bright and airy room being dual elevation and having direct access to the garden.

Kitchen 11' max x 8'10" (3.35m max x 2.7m)  
Double glazed window to rear. Double glazed door to side. Porcelain tiled floor. Modern kitchen with an extensive range of base and eye level units. Integrated electric oven. Inset 4 ring electric hob. Plumbing for automatic washing machine. Integrated fridge/freezer and adjacent pantry cupboard.

First Floor Landing  
Double Glazed window to side.

Master Bedroom 14'8" (4.47) into wardrobes x 9'4" (2.84)  
2 Double glazed windows to front. Radiator. Fitted carpet. Built in cupboard. Wardrobes with mirror fronted sliding doors.

Bedroom 2 11'9" x 10'2" (3.58m x 3.1m)  
A lovely double sized bedroom with views over the south facing garden.

Bathroom 7'7" 5'6" (2.3m 1.68m)  
Double glazed windows to rear and side. Heated towel rail. Vinyl floor covering. Tiled bathroom with white suite comprising low level wc, pedestal wash hand basin with mixer taps and panelled bath with shower over and a fitted screen.

Rear Garden 50' (15.24m)  
With a southerly aspect. Commencing with composite decking for entertaining. Remainder is mainly laid to lawn. Side access via pedestrian gate.

Brick built shed 8'4" x 6' (2.54m x 1.83m)  
Window to side. Power and lighting.

Front Garden  
Off street parking is provided.

Tax band C

