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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	69	79
EU Directive 2002/91/EC		



Martins Close, Stanford-Le-Hope, SS17 8AB | Guide Price: £475,000 to £525,000

- 4 Bedroom detached house
- Lounge, dining room & feature conservatory
- Off road parking, front and rear garden
- Partial garage & utility room
- G/F WC, family bathroom & en suite
- Train station, schools & shops closeby



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Guide Price: £475,000 to £525,000. Impressive 4 bedroom detached home within cul-de-sac location and has nearby train station, schools and shops. See floorplan for great layout including utility room, feature conservatory divided with work from home space, en suite, lounge, dining room and more.

Entrance Lobby: 6'11" x 2'9" (2.1m x 0.84m)
Tiled flooring. Door to lounge.

Lounge: 15'11" x 14' max (4.85m x 4.27m max)
Double glazed window to front. Radiator. Fitted carpet. Coved cornice to ceiling.

Inner Hall:
Radiator. Tiled flooring. Coved cornice to ceiling. Stairs leading to first floor. Door to ground floor wc, door to utility, door to kitchen and door to dining room.

Utility: 8' x 8' (2.44m x 2.44m)
Door to exterior. Door to partial garage.

Ground floor WC: 6'6" x 2'10" (1.98m x 0.86m)
Double glazed window to side. Radiator. Tiled flooring. WC and wash hand basin suite.

Kitchen: 11'2" x 8'1" (3.4m x 2.46m)
Range of base and eye level units with work surfaces, selection of appliances negotiable to remain. Open plan styling to feature conservatory.

Conservatory Area 1: 13'6" x 10'4" (4.11m x 3.15m)
Double glazed conservatory with tiled flooring and French door access to garden. Door link through to area 2 of conservatory.

Conservatory Area 2: 12'4" x 7'11" (3.76m x 2.41m)
Accessible from area 1, dining room and gardens. Our client utilises well this area as both additional dining space and work from home office space. Double glazed windows and door.

Dining Room: 11'11" x 11' (3.63m x 3.35m)

Double glazed window to side. Radiator. Wood style flooring. Coved cornice to ceiling. Double glazed French doors to conservatory (area 2).

Landing: 13'11" x 8'4" max (4.24m x 2.54m max)
Fitted carpet. Coved cornice to ceiling. Doors to first floor accommodation.

Bedroom 1: 14'2" (4.32) max x 13'10" (4.22) max
Double glazed window to front. Radiator. Fitted carpet. Coved cornice to ceiling. Fitted wardrobes. Door to en suite.

Bedroom 2: 13'5" max x 8'3" (4.1m max x 2.51m)
Double glazed window to front. Radiator. Fitted carpet. Coved cornice to ceiling. Fitted wardrobes.

Bedroom 3: 11'2" x 8'2" (3.4m x 2.5m)
Double glazed window to rear. Radiator. Fitted carpet. Coved cornice to ceiling.

Bedroom 4: 7'10" x 7'9" (2.4m x 2.36m)
Double glazed window to rear. Radiator. Fitted carpet. Coved cornice to ceiling.

En suite:
Double glazed window. Radiator. Tiled flooring. Inset lights. Shower, wc and wash hand basin suite. Tiled walls.

Bathroom: 7'10" x 5'11" (2.4m x 1.8m)
Double glazed window to rear. Radiator. Tiled flooring. Smooth plastered ceiling with inset lights. Bath, wc and wash hand basin suite and shower enclosure. Tiled walls.

Front Garden:
Own Driveway providing off road parking and well maintained garden area.

Partial Garage: 9'1" x 8' approx (2.77m x 2.44m approx)
Up and over door. Power and light connected.

Rear Garden:
Well presented garden comprising patio, lawn and shrub borders.

