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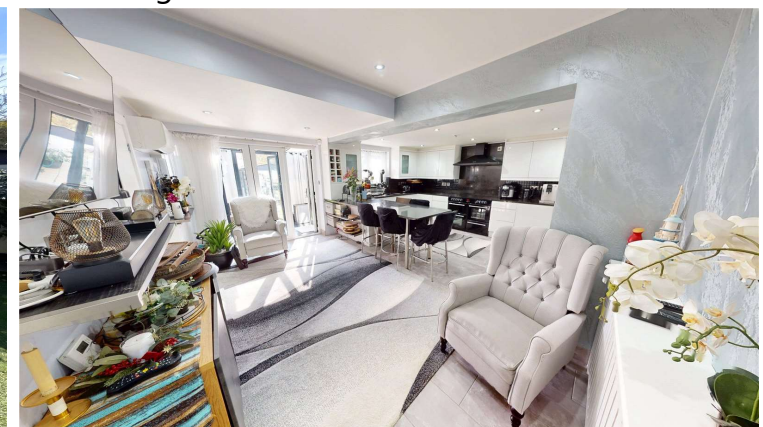
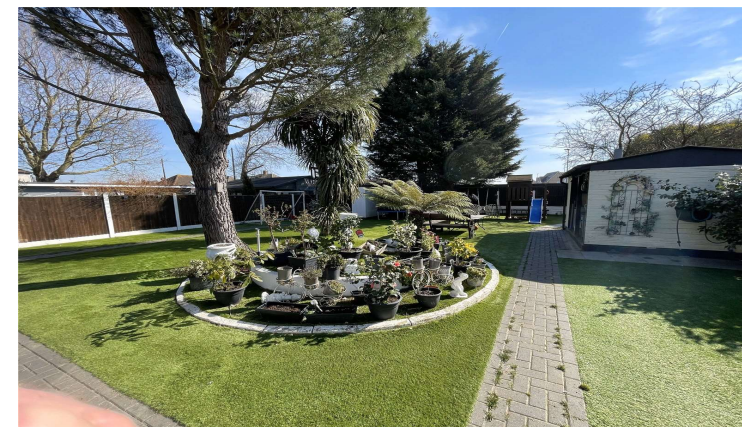


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Oxford Road, Stanford-Le-Hope, Essex, SS17 0NA | Offers In Excess Of: £800,000

- 6 Bedroom versatile layout
- Stylish open kitchen/dining
- Character charm with plentiful modern features
- Beautiful artificial lawn garden
- Parking for several vehicles
- Air conditioning, cooling + heating and gas heating



JOHNCOTTIS ESTATE AGENTS

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Registered Proprietors Temp-Green LTD., Trading as John Cottis & Co. Registered in England No. 1534107
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6 bedroom detached residence located in a cul-de-sac within close proximity of C2C Train Station, nature reserve, A13/M25 access, schools and shops. Highly impressive specification and versatile layout. See further information.

Reception Hall: 11'10" x 8' (3.6m x 2.44m)
Radiator. Laminate wood flooring. Coved cornice to smooth plastered ceiling. Stairs leading to first floor.

Lounge: 21'11" (6.68) max x 11'10" (3.6) + recess
Double glazed bay window to front. Two radiators + air con system. Laminate wood flooring. Coved cornice to smooth plastered ceiling.

Kitchen/Dining: 19' x 15'5" + recess (5.8m x 4.7m + recess)
Double glazed window and French doors opening to conservatory. Tiled flooring. Smooth plastered ceiling with inset lights. Fitted range of base and eye level units with work surfaces. Access to cupboard housing gas boiler/cylinder.

Study/GF bedroom 6 11'4" x 6'1" (3.45m x 1.85m)
Two double glazed sky light windows. Radiator. Laminate wood flooring. Smooth finish ceiling.

Sun Lounge: 10'9" x 8'2" (3.28m x 2.5m)
Sky lantern and double glazed windows and double glazed folding door. Radiator. Laminate wood flooring. Smooth plastered ceiling with inset lights.

Conservatory: 21'1" x 8'1" (6.43m x 2.46m)
Versatile conservatory space with double glazed windows and door opening to garden, tiled flooring, range of base level units with work surfaces, sink drainer unit and space for dining table and chairs.

Ground floor bedroom 4: 14'2" max x 11'10" (4.32m max x 3.6m)
Double glazed window to side. Radiator. Laminate wood flooring. Coved cornice to ceiling.

Ground floor bedroom 5: 12'11" x 8'5" (3.94m x 2.57m)
Double glazed window to front. Radiator. Fitted carpet. Coved cornice to ceiling.

Ground floor shower/wc:
Towel rail radiator. Tiled walls and flooring. Shower and wc suite.

Landing:
Radiator. Fitted carpet. Smooth finish ceiling with inset lights.

First floor bathroom: 8'11" x 8'1" (2.72m x 2.46m)
Double glazed window to rear. Towel rail radiator. Tiled walls and flooring. Smooth plastered ceiling with inset lights. Multi jet style bath, wc and wash hand basin. Built-in cupboard.

First floor bedroom 1: 17'9" max x 11'11" (5.4m max x 3.63m)
Double glazed window to front. Radiator and air con. Fitted carpet.

First floor bedroom 2: 14'4" x 11'10" (4.37m x 3.6m)
Double glazed windows to side and front. Radiator and aircon. Fitted carpet. Smooth plastered ceiling.

First floor bedroom 3: 11'6" x 8'5" (3.5m x 2.57m)
Double glazed window to side. Radiator and aircon. Fitted carpet. Smooth plastered ceiling.

Front Exterior:
Off road parking provided for several vehicles. Block paviour laid. Raised area with glass surround.

Garden:
Beautiful garden arrangement with low maintenance/home leisure then having artificial lawn, outdoor kitchen style area and covered hot tub area. Additionally useful out building to rear.

Location:
The property is located in a small cul-de-sac turning, very well positioned for a host of amenities close by including train station (c2c), A13, a variety of green spaces/nature reserve, popular schools and shops.

