



BILLET LANE STANFORD LE HOPE ESSEX  
 TOTAL FLOOR AREA: 1598 sq.ft. (148.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Billet Lane, Stanford-Le-Hope, Essex, SS17 0AP | Offers Over £575,000

- 4 to 5 bedrooms
- Multiple parking plus feature garage
- Highly impressive home presentation
- Panoramic views across adjacent field
- Excellent living accommodation
- Closeby train station, shops and schools



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Beautiful far reaching view from this imposing family residence located adjacent to recreation ground and closeby for Train Station (London/Southend bound), schools, shops and leisure. Try our walk through virtual tour, whilst booking to immerse yourself in the sheer splendour of this home.

**Entrance Porch:**  
Double glazed with modern Upvc door. Tiled flooring.

**Entrance Lobby & Stairwell:**  
Stairs leading to first floor. Door to lounge.

**Lounge:** 15'3" max x 12'5" (4.65m max x 3.78m)  
Two double glazed windows to front. Radiator. Laminate wood flooring. Coved cornice to ceiling. The lounge is positioned to the front of the home and is presented with a warm, welcoming design and enjoys lovely outlook to the front garden and beyond.

**Kitchen:** 12'4" x 8' (3.76m x 2.44m)  
Immaculate presentation in this attractive, modern kitchen, designed with tiled flooring, multiple inset ceiling lights to smooth finish ceiling. A range of base and eye level units with contrasting work surfaces and tiled splash back. Appliances to be confirmed.

**Sun lounge/conservatory:** 16'3" x 11'5" (4.95m x 3.48m)  
An impressive part of the home filled with natural light and designed with double glazed windows and French door giving a great visual and access to the beautiful rear garden. Two radiators, wood style flooring and door through to dining room.

**Ground floor shower and wc room:** 8' x 5'7" (2.44m x 1.7m)  
Stylish and spacious, the ground floor shower room is a great addition to the home presented with shower enclosure, wash hand basin with cupboard under, chrome towel rail radiator, smooth finish ceiling with multiple inset down lights, tiled walls, tiled theme flooring and handy built-in cupboard. Double glazed window facing onto integral garage.

**Dining Room/Bedroom 5:** 12'2" x 11'5" (3.7m x 3.48m)  
Another very well presented room, spacious and versatile as living space or 5th. bedroom presented with tiled flooring, radiator heating, coved smooth finish ceiling and double glazed window giving a great outlook, again to the really lovely garden. Personal door link through to the integral garage.

**Landing:**  
The first floor landing has fitted carpet, gives access to the loft space and has doors to first floor bedrooms and bathroom.

**Bedroom 1:** 14'4" x 11'6" (4.37m x 3.5m)  
A very generous master bedroom size and is the rest of the home, impeccably well presented comprising: double glazed window to rear with outlook over the garden, fitted carpet, smooth finish ceiling with slope edge ad radiator heating.

**Bedroom 2:** 18'5" (5.61) x 15'6" (4.72) x 9'4" (2.84)  
Spacious, well decorated and finished 2nd bedroom, and benefits fitted carpet, coved cornice to ceiling, smooth finish ceiling, radiator heating and two double glazed windows providing a panoramic view across open land.

**Bedroom 3:** 11' x 9'5" (3.35m x 2.87m)  
The third bedroom affords plentiful size and enjoys outlook to the rear over garden. Fitted carpet, smooth finish ceiling, radiator heating and double glazed window to rear.

**Bedroom 4:** 12'10" x 11'5" < 7'10" (3.9m x 3.48m < 2.4m)  
Another double bed sized room, presented with outlook to front, enjoying far reaching views and has fitted carpet, radiator and smooth finish ceiling.

**First floor family bathroom:** 8'5" x 8' (2.57m x 2.44m)  
An indulgent bathroom design for size and spec. Faultless in presentation comprising double glazed window to rear, tiled walls, tiled effect flooring and towel rail radiator. The suite comprises: bath with shower curtain and mixer tap, low flush wc and wash hand basin with fitted cabinet.

**Integral Garage:** 19'7" x 11'6" (5.97m x 3.5m)  
A dream garage? or even more accommodation should you convert it to be? A great attribute as is or for future potential (strpc) and has power and light connected, up and over door and personal door link into the home.

**Front garden and multiple parking:**  
A truly delightful front garden design with lawn and shrubbery. The bench looks a great place to enjoy the outlook with adjacent open land. Plenty of parking available to the frontage also.

**Rear Garden:** 90' (27.43) x 34' (10.36) approx  
There's plenty to write about in order to describe this outstanding garden both generous in size and beautifully well displayed with sizeable patio, covered seating area, impressive lawn, array of shrubbery and additional rear patio with green house and timber storage.

