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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>		70
(55-68) <b>D</b>		
(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	



## Bishops Road, Stanford-Le-Hope, SS17 7HB | Guide Price: £425,000 to £450,000

- 110ft feature size garden
- Versatile work from home/home gym OUTBUILDING
- 3 bedrooms, lounge, dining and study area
- Kitchen/breakfast room
- Very impressive home
- Off road parking & extension potential (strpc)



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110 FT FEATURE GARDEN\*\*EXTENDED 3 BED FAMILY HOME\*\*( Work from home/ home gym, OUTBUILDING)\*\* OPEN LINKED LOUNGE, DINING ROOM + STUDY\*\*KITCHEN BREAKFAST\*\* SCOPE TO FURTHER EXTEND INTO ROOF + REAR (s.t.r.c) Loft Room/Storage space. Nearby Corringham Town Shopping, schools, park & travel routes.

GUIDE PRICE: £425,000 TO £450,000

ENTRANCE HALL AND STAIRS : 13'6" x 5'11" (Combined size 7.8m max x 5.74m).

LOUNGE : 12'6" x 12'6" max (3.81m x 3.81m max) The lounge is positioned to the front of the home and has wood style flooring, double glazed window to front, radiator and open plan style link to Dining room

DINING ROOM : 12'2" x 11'2" (3.71m x 3.4m ) The dining room is very nicely presented with comfortable space for dining table and has wood style flooring, radiator, and coved smooth finish ceiling. Open plan style link to and from Lounge and Study gives additional feel of space .

STUDY: 9' x 7'3" (2.74m x 2.21m)  
The study area, maybe ideal for home office area / kids homework area and has built in cupboards, double glazed window to the side, wood style flooring, smooth finish ceiling with inset lights and a radiator . Access to the kitchen

KITCHEN BREAKFAST ROOM : 15'9" x 9'1" (4.8m x 2.77m )  
The kitchen breakfast room is lovely feature of this family home, good for size and spec alongside positioning at the rear of the home and having double glazed windows and french doors giving visual outlook and access to the impressive rear garden . Tiled flooring, radiator, breakfast bar area, smooth finish ceiling with inset lights.

1ST FLOOR LANDING:  
The landing has double glazed window to side, fitted carpet, built in cupboard, access to loft space via fitted ladder and access to bathroom and bedrooms

BEDROOM 1 : 12'7" x 10'8" (3.84m x 3.25m ) This bedroom is truly impressive benefiting outlook over rear garden via double glazed window. The room is well decorated and has fitted carpet, radiator heating and smooth finish ceiling.

BEDROOM 2 : 10'8" x 9'11" (3.25m x 3.02m ) Bedroom 2 is very well presented, nicely decorated and has double glazed window to the front, radiator , fitted carpet and coved smooth finish ceiling

BEDROOM 3: 7'10" x 6'9" (2.39m x 2.06m ) Bedroom 3 is positioned to the front of the home , nicely presented and has fitted carpet, radiator heating and smooth finish ceiling.

BATHROOM: 7'11" x 5'8" (2.41m x 1.73m)  
A Very nice bathroom for size and spec and has double glazed window to the side and the rear allowing natural daylight and option of natural ventilation . The bathroom suite comprises bath with shower system over, wash basin and wc complimented with chrome towel radiator and tiled flooring .

LOFT : Approx 18'6" x 10'8" plus remaining eves space .  
The loft space has boarded flooring and ceiling with double glazed window to side. Potential/possible Scope for loft conversion to accommodation ( subject to relevant consent/approval )

REAR GARDEN : 110' approx (33.53m approx ) Very impressive garden with lawn areas plus deck area at rear where currently summer house is located . Personal door access to outbuilding and gated access to drive way

OUTBUILDING / Work from Home/Home Gym space/ Leisure space ) 15'9 x 9'2" (4.8mx 2.79m ) This versatile outbuilding is very well presented with smooth finish ceiling, wood style flooring, power and lighting plus water connected ( wash hand basin) Double glazed window and door .

OUTBUILDING : 13' x 9'7" (3.96m x 2.92m ) This outbuilding has window to rear and personal door to garden, power and light connected .

FRONT EXTERIOR : OFF ROAD PARKING PROVIDED .

LOCATION :  
A popular location with nearby Corringham Town Centre and Schools. Access routes for A13 and London Gateway port also conveniently close by . Stanford Le Hope has a train Station that serves the Fenchurch St Line C2c .

