



ANDREW CLOSE

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Andrew Close, Stanford-Le-Hope, SS17 8DZ | Guide Price: £400,000 to £425,000

- Versatile 3/4 bedroom Semi-Det House
- Garage + home office style room
- Cul-De-Sac location
- No Onward Chain
- Potential to further extend (strpc)
- Play/Park ground next to property



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Guide Price: £400,000 to £425,000. Very impressive and greatly versatile 3/4 bedroom Semi-Detached house, siding onto local play (park ground) in cul-de-sac road. The home has many great attributes and offers further extension potential (strpc). No Onward Chain!

Entrance Porch:
Via double glazed door with door to entrance hall.

Entrance Hall: 12'2" x 5'10" (3.7m x 1.78m)
The entrance hall has stairs leading to first floor, access to understairs space, ground floor wc, lounge and kitchen. Fitted carpet and radiator.

Ground Floor WC: 4'4" x 2'7" (1.32m x 0.79m)
Low flush wc, wash hand basin, tiled walls and tiled theme flooring.

Lounge/Diner: 18'7" x 10'11" (5.66m x 3.33m)
Double glazed sliding patio doors to rear opening to garden. Double glazed window to front. Radiator. Fitted carpet. Coved cornice to ceiling. Well presented and well sized lounge.

Kitchen: 14'1" x 6' (4.3m x 1.83m)
Double glazed window and door giving access and visual to the garden. The kitchen is positioned to the rear of the home and comprises range of base and eye level units with work surfaces, single drainer sink unit and plumbing for washing machine.

Ground floor bed 3 or Dining Room: 15'2" x 7'11" (4.62m x 2.41m)
Very spacious ground floor bedroom with versatility and is nicely presented with fitted carpet, double glazed window to front and radiator heating.

Work from home office style room: 8'9" (2.67) max x 5'9" (1.75) max
Currently accessible from garden only via Upvc double glazed door, fitted carpet, power and light connected, double glazed window and is positioned to side of kitchen and to rear of garage (see floor plan).

First Floor Landing: 8'10" x 6'4" (2.7m x 1.93m)
Radiator. Fitted carpet. The landing has access to loft space and built-in cupboard housing gas boiler (serviced June 2025). Doors to first floor accommodation.

First Floor Bedroom 1: 12'8" x 11' (3.86m x 3.35m)
Double glazed window to front. Fitted carpet. Radiator. Spacious bedroom 1, well presented with pleasant outlook across the park.

First Floor Bedroom 2: 11' x 9'6" (3.35m x 2.9m)
Double glazed window to front. Radiator. Fitted carpet. Another generous bedroom size, also nicely presented.

First Floor Bedroom 4: 8'11" x 8'2" (2.72m x 2.5m)
Double glazed window to rear. Radiator. Laminate wood flooring. The fourth bedroom is well proportioned.

First Floor Shower Room: 8' x 5'7" (2.44m x 1.7m)
Double glazed window to rear. Towel rail radiator. Tiled flooring. Stylish shower room, presented with feature sized shower enclosure, wash hand basin and low flush wc with fitted cabinets.

Garage: 15'6" x 9'7" (4.72m x 2.92m)
Accessed via up and over door. Scope for further accommodation (strpc).

Front Exterior:
Block paviour style frontage providing off road parking and has gated access to the side/rear garden.

Garden:
A lovely established garden with patio, lawn and shrubbery.

Heating:
The home benefits gas heating/radiators. The boiler is a "Worcester Greenstar 4000" combi.

Loft Space:
Access to loft from landing. The loft has insulation to/over joists. See EPC.

Location:
Andrew Close is a smaller, cul-de-sac style road with a small collection of homes and is well positioned with park/playground to end of road as well as conveniently positioned for Corringham facilities with shopping, town area hosting supermarket and High Street brands, parks, schools and leisure centre with swimming pool. Also for Stanford Le Hope's offerings with popular schools, small collection of shops and local pubs plus public transport with bus route and Train station, see map within advert for further information and distance.

Extension Potential:
Although this home has already benefited from extension, we feel there remains additional potential to extend (strpc).

No Onward Chain: This property is offered with No Onward Chain.

