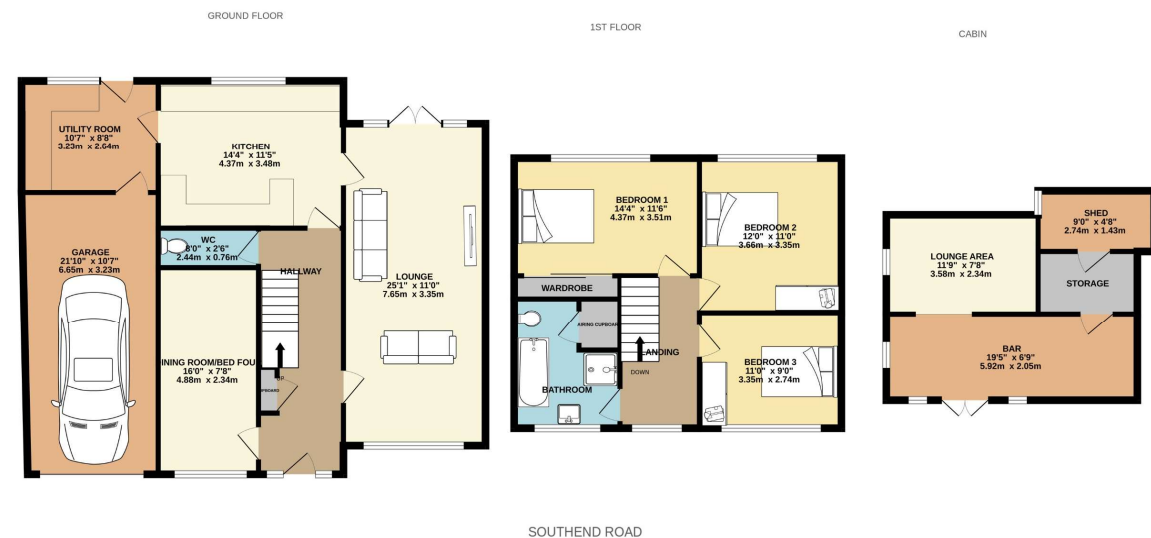




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21-38	F		
1-20	G		



Southend Road, Stanford-Le-Hope, SS17 7AB | Guide Price £600,000 to £650,000

- Feature cabin 19'5" x 14'9"
- 55' front garden
- 50' rear garden
- 3/4 bedrooms
- Sizeable garage
- Utility room



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Set well back from the road, this beautifully presented detached home offers both privacy and convenience. Located on the ever-popular Southend Road, ideally positioned for easy access to local schools, shops, and amenities. Boasting flexible living accommodation with the option of 3 or 4 bedrooms.

Guide Price of £600,000 - £650,000

Set well back from the road, this beautifully presented detached home offers both privacy and convenience. Located on the ever-popular Southend Road, it is ideally positioned for easy access to local schools, shops, and amenities. Boasting flexible living accommodation with the option of 3 or 4 bedrooms, this property is perfect for families or those seeking adaptable space in a sought-after location.

Entrance Hall: 18'9" (5.72) x 6'2" (1.88) max into stairs. Radiator. Wood flooring. Built in storage cupboard. Understairs storage cupboard. Stairs to first floor accommodation. Doors to WC, lounge, dining room/bedroom 4 and kitchen.

Ground Floor WC: 7'8" x 2'6" (2.34m x 0.76m) Tiled floor. Tiled walls. Wc with concealed cistern. Wash hand basin.

Lounge/diner: 25'1" x 11' (7.65m x 3.35m) Double glazed window to front. Double glazed French Doors with sidelight windows. Two Radiators. Fitted carpet. A wonderfully bright dual aspect room with direct access to the garden.

Kitchen: 14'4" x 11'5" (4.37m x 3.48m) Double glazed window to rear. Feature radiator. Wood laminate floor. Extensive range of base and eye level units with quartz work tops having inset 1 1/2 bowl sink. Integrated dishwasher. Space and plumbing for automatic washing machine. Breakfast bar area with space for 2 bar stools.

Utility Room: 10'7" x 8'8" (3.23m x 2.64m) Double glazed window and door to rear. Kickplate heater. Wood laminate floor. Base and eye level units with work top surfaces having space for 2 bar stools.

Dining Room/Bedroom 4: 16' x 7'8" (4.88m x 2.34m) Double glazed window to front. Radiator. Fitted carpet. Fitted bespoke display and storage space.

First Floor Landing

Double glazed window to front. Fitted carpet. Access to loft. Doors to:

Bedroom 1: 14'4" (4.37) x 9'1" (2.77) > 11'6" (3.5) into wardrobes Double Glazed window to rear. Radiator. Fitted carpet. Built in wardrobes with sliding doors.

Bedroom 2: 12' x 11' (3.66m x 3.35m) Double glazed window to rear. Radiator. Wood laminate floor.

Bedroom 3: 11' x 9' (3.35m x 2.74m) Double glazed window to front. Radiator. Wood laminate floor.

Bathroom: 8'10"> 6' x 7'8" (2.7m> 1.83m x 2.34m) Double glazed window to front. Radiator. Wood laminate floor.

Rear Garden: 50' x 45' (15.24m x 13.72m) Commencing with patio area, the remainder is mainly laid to lawn. There is a decked entertaining area to the front of the cabin.

Cabin: 19'5" x 14'9" (5.92m x 4.5m) Currently used as a bar with a separate lounge area. Also has storage room and shed area accessed from the rear.

Garage: 21'10" x 10'1" (6.65m x 3.07m) Power and lighting. Electric roller door.

Front Garden: 55' x 42' (16.76m x 12.8m) Walled and gated entrance leads to a hardstanding for several vehicles including turning area. The remainder is mainly laid to lawn with flowers, shrubs and trees. Side access.

Council Tax Band "F"

EPC: To be confirmed

