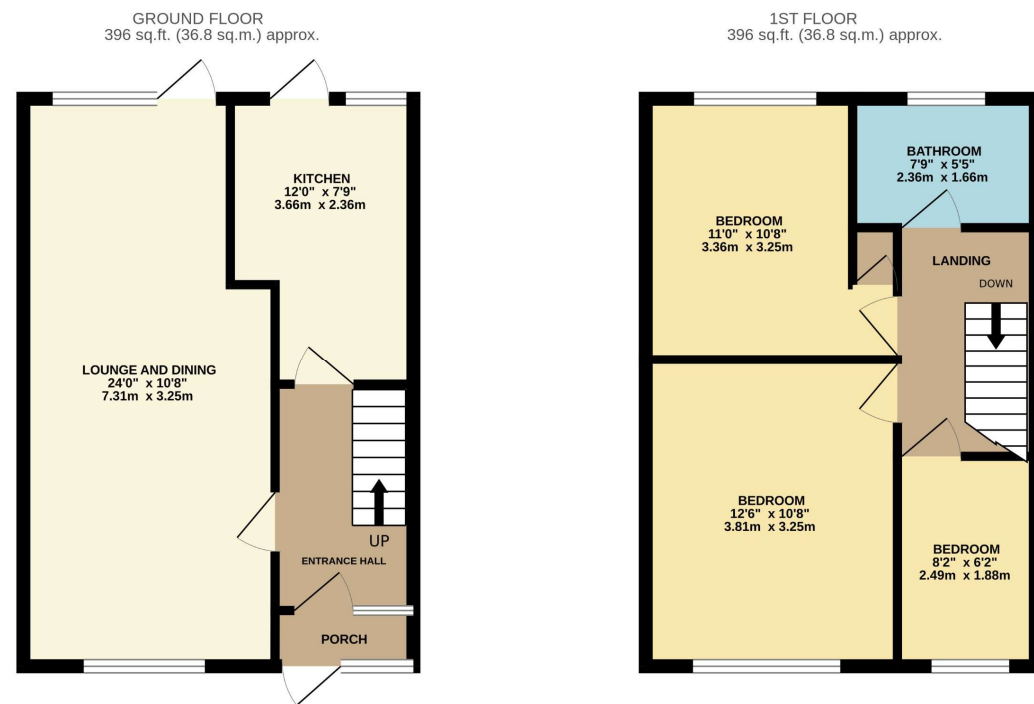




POLEY ROAD STANFORD LE HOPE
 TOTAL FLOOR AREA: 792 sq.ft. (73.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or 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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ESTATE AGENTS



Poley Road, Stanford-le-Hope, SS17 0JJ Guide Price: £350,000 to £375,000

- Guide Price £350,000 to £375,000
- Beautiful, well presented 3 bedroom family home
- Really Great, established, rear 60ft Garden
- Potential to extend (S.t.r.c)
- Train Station (c2c) just minutes walk away



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Minutes walk to TRAIN STATION from this really lovely family home with Beautiful 60ft Garden , Off Road parking, Lounge Dining, Stylish Bathroom, 3 great bedrooms, Potential to extend (s.t.r.c) and convenience of shops, schools, travel, leisure and green spaces all very nearby. Impressive !!

Guide Price : £350,000 to £375,000

Entrance porch:
Accessed via double glazed door with further door then to entrance hall.

Entrance Hall: 9'7" x 6'2" (2.92m x 1.88m)
The entrance hallway has stairs to first floor landing and gives access to the lounge/diner and kitchen. The entrance hallway is presented with wood theme flooring, carpeted stairs and wall mounted radiator.

Lounge/Diner: 24' (7.32) max 8'9" (2.67) increasing to 10'8" (3.25)
Spacious and well presented lounge with dining area with double glazed door to rear providing visual and access to the rear garden, double glazed window to front, wood style flooring and radiator heating.

Kitchen: 12' (3.66) max x 7'9" (2.36) max
The kitchen positioned to the rear of the home offering good space and has double glazed door and window giving both visual and access to the garden. There is wood theme flooring, tiled splash back area and serving hatch link to diner area. Wall mounted gas boiler.

Landing: 9'8" x 6'2" (2.95m x 1.88m)
The first floor landing has a fitted carpet and access to bedrooms and bathroom.

Bedroom 1: 12'6" x 10'8" (3.8m x 3.25m)
Modern decor styled master bedroom positioned with feature sized double glazed window providing outlook to the front, Fitted carpet and radiator heating.

Bedroom 2: 11' (3.35) x 8'9" (2.67) increasing to 10'8" (3.25)

The second bedroom is of good size and has benefit of outlook over the rear garden via double glazed window. Fitted carpet and radiator heating. Built-in cupboard.

Bedroom 3: 8'2" x 6'2" (2.5m x 1.88m)
Nicely presented third bedroom with double glazed window to front, fitted carpet and radiator.

Bathroom:
Attractive modern style bathroom suite with shower over bath with splash screen, w.c. and wash hand basin, double glazed window to rear, tiled flooring and tiled walls.

Front Off Road Parking: Approx 27' depth (Approx 8.23m depth)
Great front exterior providing off road parking.

Rear Garden: 60' approx (18.3m approx)
Great garden size with established border and lawn plus benefit of gated access at rear.

Location:
Very popular location with many nearby amenities including train station just minutes walk away, the town shopping parade, A13 routes and popular schools including St Clere's School. See map for further information.

Scope to Extend:
This property in our opinion offers good scope for extension (stpc) (as neighbouring homes).

