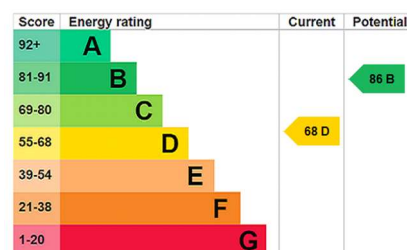




RODINGS AVENUE  
TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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### Rodings Avenue, Stanford-Le-Hope, SS17 8DX £365,000

- 3 Bedroom Semi Detached House
- Potential To Extend ( s.t.r.c )
- Great Garden
- Well positioned for Stanford Le Hope & Corringham Amenities
- Train Station, Town Shopping, Schools, Parks, Leisure, Bus routes nearby



19 Kings Parade, King Street, Stanford-le-Hope, Essex, SS17 0HP  
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No Onward Chain at this 3 bedroom semi detached house with popular "Avenues" location, well positioned for SLH & Corringham amenities with schools, train, travel, leisure and shopping all nearby. Off Road Parking, Large Garden, Extension potential (s.t.r.c). Viewings available now !!

We are very pleased to offer this established 3 bedroom semi detached family home to the market with additional benefit of being offered with No Onward Chain, enabling ability for minimum fuss, quick transaction.

The Property is located in a well respected, in our opinion "Avenues" position, ideal for reaching a range of amenities, shared across Stanford Le Hope and Corringham including a range of Schools, Town Shopping options with High Street Brand name Shops & a supermarket. public transport with bus routes and a Train Station at Stanford Le Hope, serving the Fenchurch St Line (c2c) and road links to A13 and the London Gateway Port as well as quick access for routes London or Southend bound.

For Leisure, plenty of green spaces with Parks and nature walks as well as local pubs/restaurants.

Internally the home offers well sized accommodation, presented with a newly decorated theme and comprises Entrance Hall, Lounge Dining, separate Kitchen, First floor Bath & Shower Room and 3 bedrooms plus Loft space. Externally Off road parking space and generous rear garden.

There appears good potential for extension/ability to add value to this property (s.t.r.c).

Overall an impressive offering, in our opinion, we act as key holders for simple viewing arrangements. Viewings are available now.

Particulars:

Entrance Hallway 10'2" x 7'1" (3.1m x 2.16m)  
Wood theme flooring, Double glazed window, downstairs access, Stairs to 1st floor,

Lounge Diner 19'4" max x 12' max (5.9m max x 3.66m max)  
Spacious lounge dining room design with double glazed windows and french doors, wood theme flooring, radiator heating, access to garden.

Kitchen 8'10" x 8'6" (2.7m x 2.6m)  
Comprising a range of fitted kitchen units with work tops over, double glazed windows and door, tile flooring, wall mounted gas boiler.

Landing 7'1" x 7' (2.16m x 2.13m)  
Double glazed window, carpet flooring, access to loft

Bedroom 1 11'1" (3.38) plus recess x 9'6" (2.9)  
Well sized bedroom with double glazed window, smooth finish ceiling, radiator heating and carpet flooring.

Bedroom 2 10'8" (3.25) plus recess x 9'5" (2.87)  
Almost identical in size to bedroom 1 and comprises fitted carpet, double glazed window, radiator heating and smooth ceiling.

Bedroom3 8'6" x 6'1" (2.6m x 1.85m)  
Outlook to the rear, double glazed window, fitted carpet, smooth ceiling and radiator heating.

Bathroom 8'4" x 5'7" (2.54m x 1.7m)  
Well specified bathroom with electric powered shower to separate shower enclosure, bath with mixer tap, towel rail heater, wood theme flooring and double glazed window.

Loft Space

Front Off Road Parking  
Off road Parking provided, shingle laid area.

Rear Garden  
Well sized garden with gated access and plenty of space for all the family.

