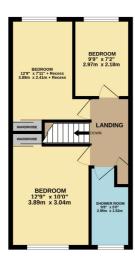
CONSERVATORY
114" x 11:2"
3.45m x 3.43m

LOUNGE
157" x 12:9"
4.75m x 3.89m

MITCHEN
10" x 6:10"
3.05m x 2.06m

DINING ROOM
12:4" x 8'1"
3.75m x 2.46m





RUSKIN ROAD STANFORD LE HOPE ESSEX

TOTAL FLOOR AREA: 999 s.gtt. (92.8 s.g.m.) approx.

Whate overy attempt has been made to ensure the accuracy of the floorpise consistent been, measurement
orision or mis-statement. The plan is for liketatively purposes only and shooted be used as such by any
prospective purchase. The services, operation and applicates chambe have not been settled and no guara

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## JOHN COTTIS



## Ruskin Road, Stanford-Le-Hope, Essex, SS17 0LQ | Guide Price £425,000 to £450,000

- Guide Price: £425,000 to £450,000
- 3 Bedroom Semi detached House
- Potential to extend (s.t.r.c)

- Conservatory & Dining Room
- Own Drive to Garage
- Multiple Off Road Parking







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3 Bedroom Semi detached House with potential to extend s.t.r.c, and just minutes walk to Train Station, Schools and shops. G.F W.C, Dining room, Conservatory, multiple parking, Garden & No Onward Chain! Guide Price £425,000 to £450,000

Guide Price £425,000 to £450,000

Entrance Porch Access to entrance lobby

**Entrance Lobby** 

Access to kitchen and Lounge, Stairs to 1st floor floor, Wood style flooring, Built in Cupboard, Coved ceiling.

Kitchen 10' x 6'10" (3.05m x 2.08m)

A range of fitted kitchen units, worksurfaces, sink, plumbing for washing machine and dishwasher. Gas point for hob. Tile flooring, Access to Dining room.

Dining Room 12'4" x 8'1" (3.76m x 2.46m)

Double glazed window to front, radiator, Access to Ground floor W.C

Lounge 15'7" x 12'9" (4.75m x 3.89m)

Double glazed window to side, double glazed patio door, opening to conservatory. Fitted carpet, radiator, coved ceiling.

Conservatory 11'4" x 11'3" max (3.45m x 3.43m max) Double glazed windows and door, tiled flooring.

Ground Floor W.C 4'8" x 3'3" (1.42m x 1m) Toilet & Hand basin. Tiled flooring, tiled walls.

Landing

Fitted carpet, access to 1st floor rooms

Bedroom 1  $12'9" \times 10' (3.89m \times 3.05m)$ Fitted carpet, radiator, double glazed window to front, coved ceiling. Bedroom 2 12'9" (3.89) x 7'11" (2.41) < 10' (3.05) Double glazed window to the rear, fitted carpet, radiator.

Bedroom 3 9'9" x 7'2" (2.97m x 2.18m) Fitted carpet, radiator, double glazed window to front.

Shower Room 9'8" x 5' max (2.95m x 1.52m max) 3 piece Shower suite, double glazed window, radiator, wood style flooring.

Front Exterior

Multiple off road parking provided, driveway to Garage.

Garage

Up and over plus personal door. Approached via own drive

Garden

Well presented garden with lawn and patio.





