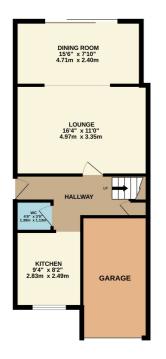
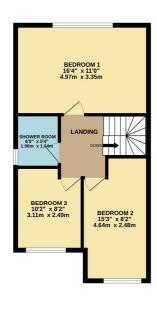
GROUND FLOOR 596 sq.ft. (55.4 sq.m.) approx

1ST FLOOR 479 sq.ft. (44.5 sq.m.) approx





## THINKING OF SELLING OR TRYING TO SELL?

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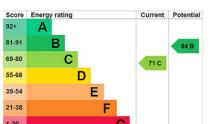
Accompanied Viewings

Excellent photography & Floorplans

• Highly Experienced Agency, 1000's successfully













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.

## OHNCOTTIS



## Martins Close, Stanford-Le-Hope, Essex, SS17 8AB | £450,000

- 3 double bedroom Semi-Detached house
- G/F WC + first floor shower room
- Cul-De-Sac location, close by train station + shops + Potential for 4th. bedroom (strpc) schools
- Extended, lounge/dining room
- Off road parking and integral garage







01375 676655 sales@johncottis.co.uk www.johncottis.co.uk

Registered Proprietors Temp-Green LTD., Trading as John Cottis & Co. Registered in England No. 1534107

Impressive size and spec at this close to train station located 3 Garage: double bedroom Semi-Detached house with off road parking, garage, g/f wc, lounge and dining and garden. Potential for 4th. bedroom (strpc). Don't miss out!

Garden:

## Introduction:

We have great pleasure, offering this surprising for size and specification 3 double bedroom Semi-Detached family house located in cul-de-sac style road with added benefit of close by Train Station, schools, shops and park grounds. Multiple off road parking and a garage, also providing potential for further accommodation (strpc). Internally the home is very well presented and offers generous room sizes with separate kitchen, open linked lounge and dining room, reception hall and ground floor wc. To the first floor 3 very well sized bedrooms and first floor shower room. A lovely rear garden with patio and lawn, overall presented well as a larger family home in a popular location and with added convenience of being located with train station and amenities close by.

Entrance Hall:

Ground Floor WC: 4'6" x 3'9" (1.37m x 1.14m)

Kitchen: 9'4" x 8'2" (2.84m x 2.5m)

Lounge: 16'4" x 11' (4.98m x 3.35m)

Dining Room: 15'6" x 7'10" (4.72m x 2.4m)

Landing:

Bedroom 1: 16'4" x 11' (4.98m x 3.35m)

Bedroom 2: 15'3" x 8'2" (4.65m x 2.5m)

Bedroom 3: 10'2" x 8'2" (3.1m x 2.5m)

Shower Room: 6'5" x 5'4" (1.96m x 1.63m)

Front Parking:





