



## Boyce Road, Stanford-Le-Hope

£1,250 Per Month



- Available for immediate occupation
- Beautifully presented throughout
- Spacious one double bedroom bungalow
- Bright and airy open-plan lounge/kitchen/diner
- Modern fitted kitchen with ample storage
- Contemporary shower room
- Private front garden
- Useful external storage shed
- Walking distance to Stanford-le-Hope town centre and station
- Excellent access to the A13 and direct rail links to London Fenchurch Street



**Well presented one-bedroom bungalow offering spacious open-plan living, private garden and shed, superb transport links, and immediate availability in a highly convenient Stanford-le-Hope location.**

Available now, this well presented one-bedroom bungalow offers stylish and practical accommodation in a highly sought-after location on Boyce Road, Stanford-le-Hope.

Accessed via a welcoming entrance hall, the property opens into a generously sized double bedroom, providing a comfortable and relaxing retreat. The heart of the home is the impressive open-plan lounge, kitchen and dining area, creating a bright and sociable living space ideal for both everyday living and entertaining. A contemporary shower room completes the internal accommodation.

Externally, the property benefits from a private front garden, offering an attractive outdoor space to enjoy throughout the year, together with a useful storage shed.

Boyce Road enjoys a prominent and convenient position within easy reach of Stanford-le-Hope town centre, where residents can take advantage of a range of shops, amenities, cafés and services. Stanford-le-Hope railway station is also nearby, providing direct links to London Fenchurch Street, while excellent road connections via the A13 ensure easy access across Essex and into London.

Combining excellent presentation, spacious accommodation and superb commuter links, this fantastic bungalow represents an outstanding rental opportunity.



#### THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/71-boyce-road-stanford-le-hope-ss17-8rf/5360226>

#### Tenancy Fees

Holding Deposit: 1 week's rent to say "we like you."

#### Security Deposit:

Under £50k/year - 5 weeks' rent

£50k+ - 6 weeks' rent

Covers damages or "oops" moments.

#### Other Fees:

Lost keys/lock replacement: full cost + £15/hr admin

Contract change/tenancy tweak: £50

Late rent: 3% interest above base rate

Property Management - All properties managed by Property Stop, not us. More info: [www.property-stop.com](http://www.property-stop.com).

Tenant Protection - Managed by Property Stop. Client Money Protection (CMP) included.

Colubrid is in The Property Ombudsman Redress Scheme—rules are followed, you're protected.



