



## Barstable Road, Stanford-le-Hope

Guide Price £565,000



- Four Generous Double Bedrooms – Spacious and bright, perfect for family living with the master benefiting from a beautifully appointed en-suite shower room.
- Inviting Entrance Hallway – Sets the tone for the home with a welcoming and stylish first impression.
- Multiple Living Areas – Lounge, sitting room, and dining room provide versatile space for relaxation, entertaining, or family time.
- Bright Conservatory – Additional living space flooded with natural light, ideal for dining, reading, or casual lounging.
- Modern Kitchen – Featuring Quartz worktops, Rangemaster cooker, 5-ring gas hob with hot plate, extractor hood, Siemens dishwasher, and wine cooler.
- Practical Utility Room – Equipped with Samsung microwave and AEG washing machine to keep daily chores organized and out of sight.
- Ground Floor Shower Room – Conveniently located for guests and busy mornings.
- Stylish Family Bathroom – Contemporary design with high-quality fixtures, complementing the upstairs accommodation.
- Generous Outdoor Space – Large un-overlooked rear garden suitable for entertaining, play, and outdoor activities, plus driveway parking for multiple vehicles and a garage.
- Modern Comfort and Security – Vaillant combi boiler, Tado digital heating system, hard wired CCTV and Yale alarm system with code entry for peace of mind.



**GUIDE PRICE £550,000 - £600,000.**

**Step inside this beautifully presented, four-bedroom semi-detached family home on one of Stanford-le-Hope's most desirable streets, Barstable Road, and you'll quickly see why it's the one everyone's talking about. Perfectly placed for the train station, town centre, and top local schools, this is modern family living at its finest.**

The ground floor has it all: a welcoming entrance hallway, a spacious lounge, separate sitting and dining rooms, and a bright conservatory that practically begs for Sunday brunches or late-night movie marathons. The kitchen is a showstopper—Quartz worktops, Rangemaster cooker, 5-ring gas hob with hot plate, extractor hood, Siemens dishwasher, and even a wine cooler (because why not?). A utility room with Samsung microwave and AEG washing machine keeps the chores out of sight, and a handy ground floor shower room keeps mornings stress-free.

Upstairs, a bright landing with a glass staircase leads to four generous double bedrooms. The master has a luxurious en-suite, while the family bathroom is equally impressive.

Outside, the rear garden is perfect for BBQs, playtime, or just soaking up the sun, and there's driveway parking for multiple cars plus a garage. Bonus perks? A Vaillant combi boiler, Tado digital heating, and a Yale alarm system with code entry.

Space, style, and just the right amount of wow factor—this one won't hang around.

Area Guide – Stanford-le-Hope

Located in one of Thurrock's most desirable towns, Stanford-le-Hope offers the perfect balance of convenience and community. Barstable Road is ideally positioned for families and commuters alike, with Stanford-le-Hope train station providing fast links to London Fenchurch Street in around 40 minutes. The town centre is within easy reach, offering a variety of shops, cafes, restaurants, and essential amenities. Families will appreciate the selection of well-regarded local schools nearby. For leisure, the area features parks, riverside walks, and sports facilities, while easy access to the A13 ensures smooth travel to neighbouring towns and the coast. Stanford-le-Hope truly blends practicality, lifestyle, and community charm.



**Colubrid.co.uk**

**THE SMALL PRINT:**

Local Authority: Thurrock  
Council Tax Band: D

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



**Ground Floor**



**First Floor**



