



Bear Estate Agents are thrilled to bring to the market this well-presented three-bedroom semi-detached house, situated in the ever-popular Stanford-le-Hope. Prospect Avenue is ideally located close to local shops, schools, and bus routes. It is also just 0.8 miles from Stanford-le-Hope Railway Station, which provides direct access to London Fenchurch Street via the reliable C2C Rail Service. The A13 is only a short drive away, offering convenient links into London for commuters who prefer to travel by car.

- 0.8 Miles to Stanford-Le-Hope Train Station
- Lounge (14'2 x 10'3)
- Three-Piece Bathroom Suite (5'7 x 7'0)
- Bedroom 2 (11'5 x 10'5)
- 80' South-West Facing Rear Garden
- Short Drive to the A13
- Kitchen (7'1 x 10'3)
- Bedroom 1 (10'1 x 13'4)
- Bedroom 3 (7'0 x 6'6)
- Driveway Parking for 2 Cars

## Prospect Avenue

Stanford-Le-Hope

**£340,000**

Offers Over



# Prospect Avenue



Internally, the new owner is greeted by an inviting entrance hall with a large under-stair storage cupboard, providing access to all ground-floor rooms.

The lounge is a fantastic size, measuring 14'2" x 10'3", and features a large front-facing window that floods the room with natural light throughout the day — making it perfect for relaxing or entertaining.

Adjacent to the lounge is the kitchen, measuring 7'1" x 10'3", which offers an abundance of cupboard and worktop space.

Completing the ground floor is the bathroom, fitted with a three-piece suite comprising a shower-over-bath, toilet, and sink.

The first floor commences with a landing that connects all bedrooms.

Bedroom One is a generously sized double room measuring 10'1" x 13'4", featuring a fitted wardrobe above the stairs. It comfortably accommodates a double bed and additional storage furniture.

Bedroom Two is another spacious double, measuring 11'5" x 10'5", while Bedroom Three is a well-proportioned single room measuring 7'0" x 6'6".

Externally, the property benefits from an 80' south-west facing rear garden with convenient side access, perfect for enjoying the afternoon sun. To the front, there is driveway parking for two cars, as well as an abundance of on-street parking.

Council Tax Band: C (1906.72)

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

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**Short Drive to the A13**

**Lounge (14'2 x 10'3)**

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**Three-Piece Bathroom Suite (5'7 x 7'0)**

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**Bedroom 3 (7'0 x 6'6)**

**80' South-West Facing Rear Garden**

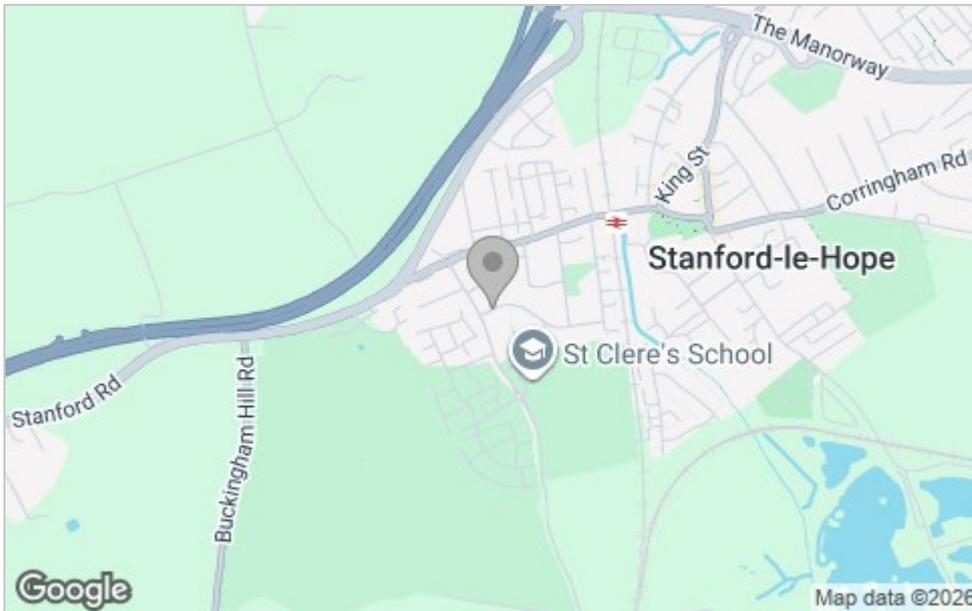
**Driveway Parking for 2 Cars**



# Floor Plan



# Area Map



# Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

