



## Prospect Avenue, Stanford-Le-Hope

£375,000



- Moments from Stanford-le-Hope Station with direct C2C services to London Fenchurch Street
- Extended layout providing extra versatile living space
- Convenient ground floor WC and separate utility area
- Excellent St Cleres School catchment position
- Private rear garden perfect for summer BBQs and entertaining
- Useful shed storage ideal for bikes, tools or hobby space
- Off-street parking to the front of the property
- Fantastic road links via the A13 and M25
- Easy access to Lakeside Shopping Centre and Southend seafont
- A brilliant blend of commuter convenience and family-friendly living



## **Extended family home moments from Stanford-le-Hope Station offering direct London links, St Cleres catchment, off-street parking, garden, utility/WC extension and excellent A13/M25 access to Lakeside and Southend.**

Welcome to Prospect Avenue, Stanford-le-Hope — the kind of home that quietly says “we’ve made it” while your Instagram stories do the shouting.

Perfectly positioned just moments from Stanford-le-Hope Station, this stylishly extended family home offers the dream commuter lifestyle with direct links straight into London Fenchurch Street — meaning less time travelling and more time enjoying your morning coffee in peace.

Inside, the property has been thoughtfully extended to create additional practical living space, including a handy utility area and ground floor WC because modern life deserves modern convenience. The interiors flow beautifully with bright, welcoming rooms designed for family living, entertaining and those all-important cosy evenings in.

Outside, the property keeps delivering. There’s off-street parking to the front (goodbye parking wars), while the rear garden offers a fantastic outdoor retreat complete with shed storage — ideal for bikes, tools, garden furniture or that gym equipment everyone swore they’d use in January.

Families will particularly love the highly desirable St Cleres School catchment location, while commuters and shoppers alike benefit from easy access to the A13 and M25, connecting you effortlessly to Lakeside Shopping Centre, Southend seafront and beyond.

This is one of those homes that ticks boxes you didn’t even know you had.



**THE SMALL PRINT:**

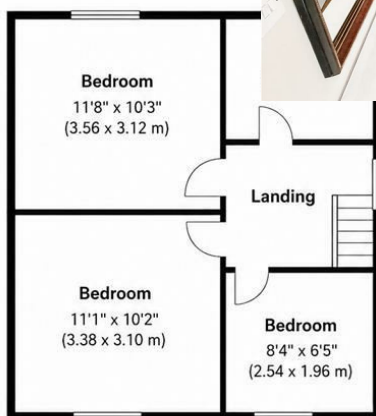
Material Information: <https://reports.sprift.com/property-report/67-prospect-avenue-stanford-le-hope-ss17-0nj/5301949>

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

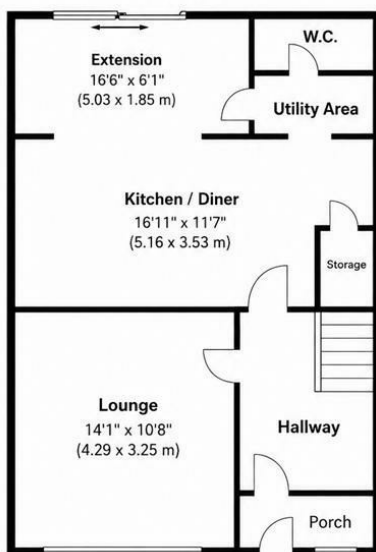
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including 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.



First Floor



Ground Floor

