



## Billet Lane, Stanford-Le-Hope

Guide Price £565,000



- Well presented family home found in sought after residential location
- Close to A13/M25 road links
- Approximately 0.8 miles to train station
- Flexible layout offering 4/5 bedrooms, with the flexibility of additional ground floor reception room/bedroom
- Ground floor shower room plus 1st floor family bathroom
- Striking kerb appeal with rendered facade overlooking open fields
- 90ft garden with summerhouse to remain
- Ample driveway parking and integral double garage
- Entrance porch, entrance hall, lovely size lounge, kitchen, ground floor shower room, sun lounge/conservatory and bedroom/dining room
- Four first floor bedrooms and family bathroom



**GUIDE PRICE £550,000 - £600,000**

Located in the desirable area of Billet Lane, Stanford-Le-Hope, this well-presented family home boasts an impressive four/five-bedroom layout, making it an ideal choice for those seeking space and comfort. The property is conveniently located near the A13 and M25 road links, ensuring easy access to surrounding areas. Additionally, it is approximately 0.8 miles from the local train station, perfect for commuters.

The home features striking kerb appeal, with a charming rendered façade that overlooks picturesque open fields. Upon entering, you are welcomed by an inviting entrance porch leading to a spacious entrance hall. The lovely size lounge provides a perfect setting for relaxation, while the well-equipped kitchen is ideal for family meals. A ground floor shower room adds to the convenience, and the sun lounge or conservatory offers a delightful space to enjoy the garden views. The flexible layout allows for the use of a ground floor bedroom or dining room, catering to various family needs.

On the first floor, you will find four generously sized bedrooms, complemented by a family bathroom. The versatility of this home is further enhanced by the option to utilise the additional ground floor reception room as a fifth bedroom.

Outside, the property boasts a substantial 90ft garden, complete with a summerhouse that will remain, providing an excellent space for outdoor activities and relaxation. Ample driveway parking and an integral double garage ensure that parking is never a concern.

**This family home is a rare find in a sought-after residential location, offering both comfort and convenience for modern living.**

Enter the property via porch to front.

Entrance hall commences with stairs leading to first floor accommodation.

Lounge 15'3 max x 12'5 two double glazed windows to front. Brick built fireplace. Coved ceiling. Wooden style flooring.

Kitchen 12'4 x 8'0 gives access to conservatory/sun lounge. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Gas hob, oven and extractor hood. Tiling to splash backs. Tiled flooring. Smooth ceiling with ample spotlighting.

Conservatory/Sun Lounge 16'3 x 11'5 French double glazed doors to rear. Double glazed windows. Wooden style flooring.

Bedroom/Dining Room 12'2 x 11'5 double glazed window. Tiled flooring. Personal door to garage.

Shower Room comprises, corner shower, vanity wash hand basin and WC. Tiling to walls. Heated towel rail. Borrowed light obscure double glazed window.

First floor landing is home to four well proportioned bedrooms and family sized bathroom.

Bedroom one 14'4 x 11'6 double glazed window to rear.

Bedroom two 18'5<15'6 x 9'4 two double glazed windows to front. Storage cupboard.

Bedroom three 11'0 x 9'5 double glazed window to rear.

Bedroom four 12'10 x 11'5 max. Double glazed window to front.

Externally the property has a approximate 90ft rear garden. Commencing with a large shaped patio seating area including covered seating. Remaining garden is lawned lined with flower bed bordering.

Landscaped front garden. Driveway parking and garage. Up and over door.



## THE SMALL PRINT:

Council Tax Band: C  
Local Authority: Thurrock

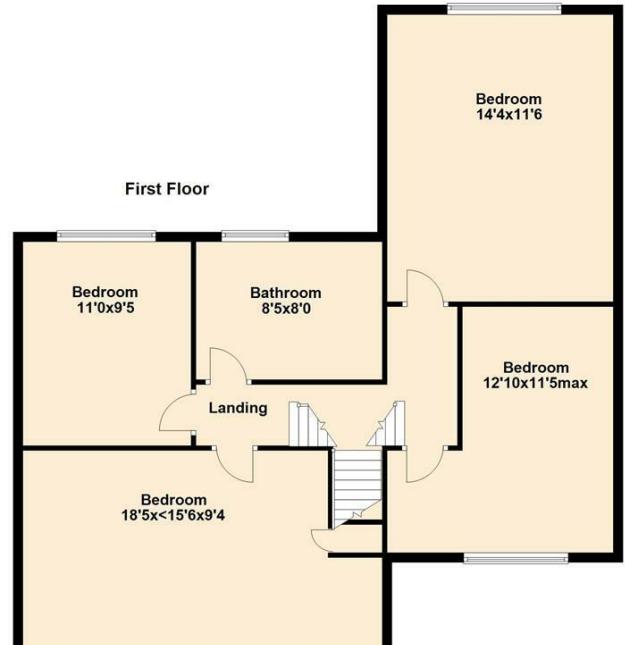
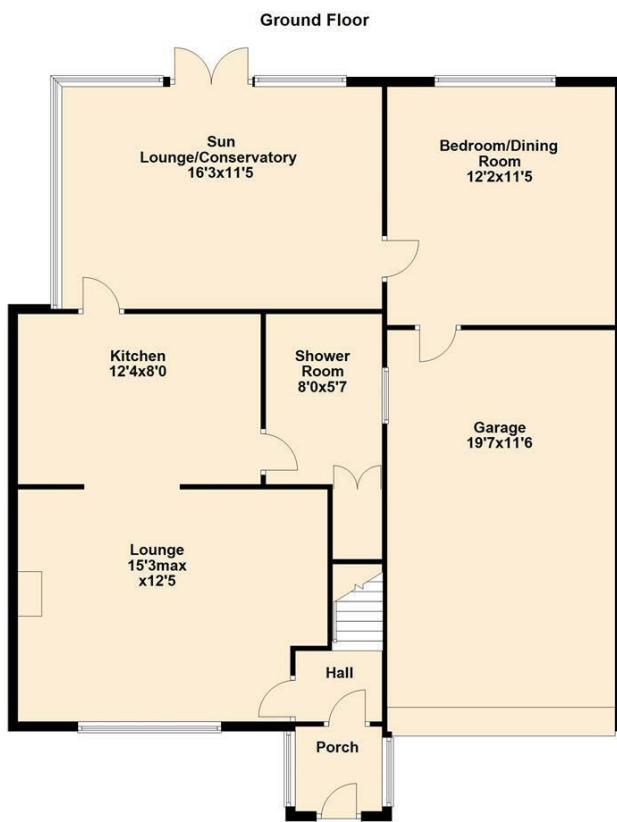
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and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





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