



Boyce Road, Stanford-Le-Hope

Guide Price £375,000



- Impressive four-bedroom family home – A spacious mid-terrace property offering flexible accommodation across two floors and an excellent layout for growing or established families.
- Fantastic ground-floor fourth bedroom – The converted garage provides a generous additional bedroom, ideal for guests, older children or anyone wanting accessible ground-floor accommodation.
- Superb versatility – Don't need a fourth bedroom? The garage conversion could make an excellent home office, playroom, hobby room or additional reception space.
- Large and comfortable lounge – An inviting main living area with plenty of space for the whole family to relax, socialise and enjoy time together.
- Spacious modern open-plan kitchen/diner – A fantastic social hub at the heart of the home, perfectly suited to family dining, entertaining and contemporary everyday living.
- Three good-sized first-floor bedrooms – Well-proportioned upstairs accommodation provides plenty of space for family members, children, guests or home working.
- Modern family bathroom – A stylish and practical bathroom complements the first-floor bedrooms and the property's well-presented interior.
- Private enclosed rear garden – An excellent outdoor space for summer entertaining, children's play, alfresco dining or simply relaxing at home.
- Off-street parking – Valuable private parking to the front adds further everyday convenience to this already impressive family property.
- Outstanding commuter-friendly location – Stanford-le-Hope station is approximately 0.5 miles away with direct services to London Fenchurch Street, while the town centre is even closer and the A13 and M25 are within convenient reach.



Impressive four-bedroom family home offering spacious living, modern open-plan kitchen/diner, versatile ground-floor bedroom, private garden, off-street parking and superb access to Stanford-le-Hope station and town centre.

Guide Price £375,000 - £400,000

Spacious, stylish and superbly connected! This impressive four-bedroom mid-terrace home on Boyce Road offers an abundance of versatile living space, a modern interior and a fantastic location within easy reach of everything Stanford-le-Hope has to offer.

Well presented throughout, the property provides a layout perfectly suited to modern family life. A particular highlight is the converted garage, which has created a fantastic ground-floor fourth bedroom – an incredibly useful and flexible space that could equally make an ideal home office, playroom or guest room.

The excellent accommodation continues with a large and inviting lounge, providing plenty of room to relax and unwind. To the rear is the real heart of the home: a spacious, modern open-plan kitchen/diner, offering an excellent setting for family meals, entertaining friends and everyday living, with access out towards the rear garden.

Upstairs, the first floor offers three good-sized bedrooms, providing comfortable accommodation for the whole family, alongside a modern family bathroom.

Outside, the property continues to impress with the convenience of off-street parking to the front, while the rear boasts a private enclosed garden, ideal for entertaining, relaxing and enjoying the warmer months.

Location is another major selling point. Stanford-le-Hope railway station is approximately 0.5 miles away, offering direct rail services into London Fenchurch Street, making this a fantastic option for commuters. The town centre is even closer, placing a range of shops, amenities and everyday essentials within easy reach. For those travelling by road, the A13 and M25 are also conveniently accessible.

Combining generous accommodation, excellent versatility and superb transport connections, this is a home that deserves to be seen!



Colubrid.co.uk

THE SMALL PRINT:

Material Information:

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.

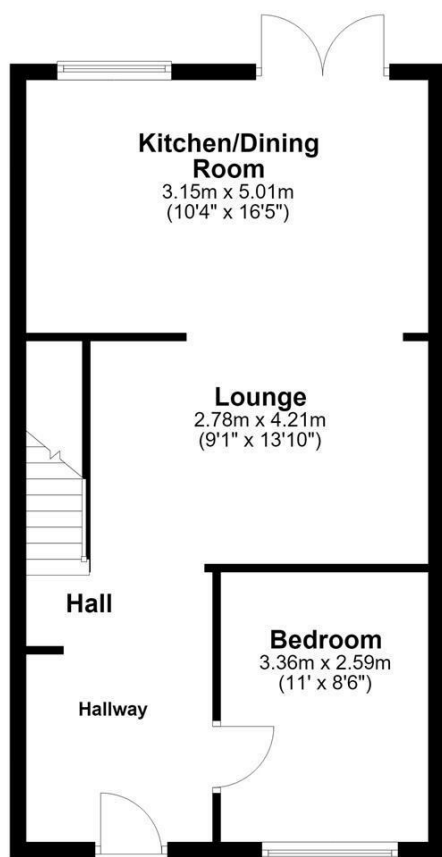
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

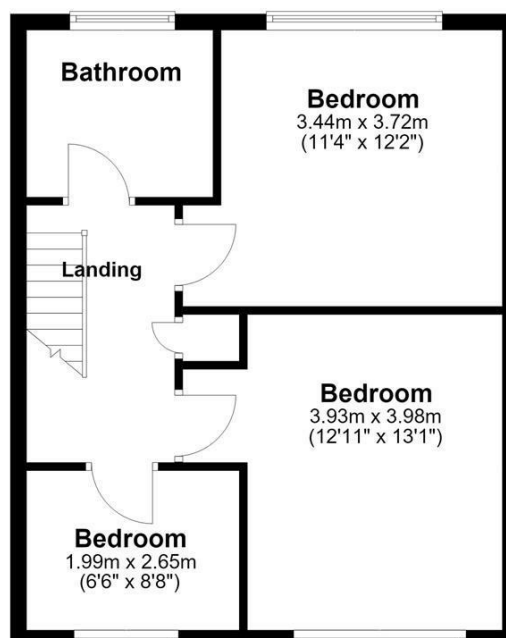
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Ground Floor



First Floor





Colubrid.co.uk