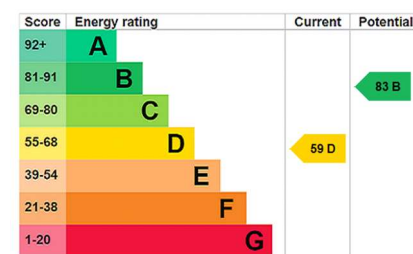




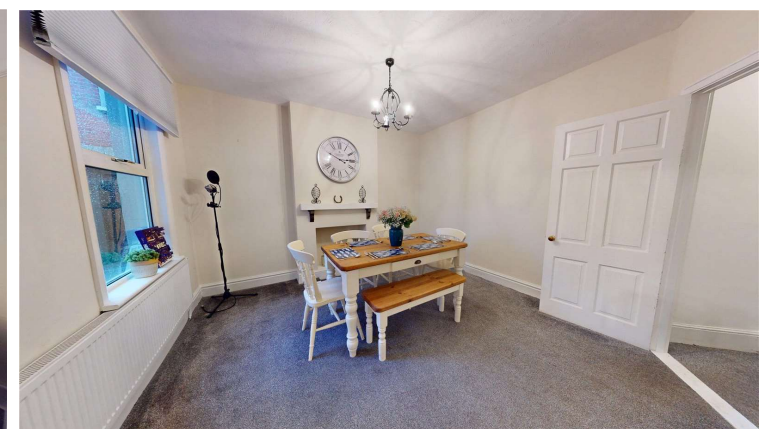
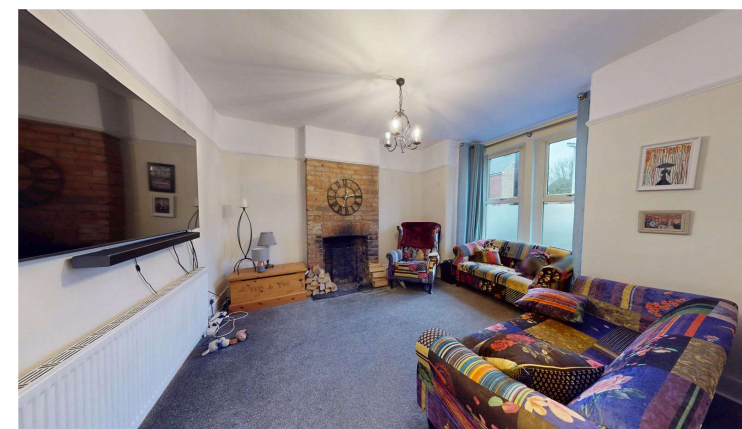
## THINKING OF SELLING OR TRYING TO SELL?

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- Accompanied Viewings
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## Rectory Road, Stanford-Le-Hope, SS17 0DL | Guide Price: £425,000 to £450,000

- Cabin 12'2" x 8'10"
- Two Reception rooms
- Utility Room: 8'9" x 5'2"
- G/F shower room/wc
- En suite to master
- Cellar



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



Guide Price: £425,000 to £450,000. Attractive, Edwardian Semi-Detached home benefitting; three bathrooms, two reception rooms, utility room and cellar. Close to the town centre and walking distance of C2C station. Highly recommended.

GUIDE PRICE: £425,000 TO £450,000.

Entrance Hall:  
Radiator. Fitted carpet. Stairs leading to first floor.

Lounge: 14'2" (4.32) max into bay < 11'5" (3.48) x 11'8" (3.56)  
Double glazed bay window to front. Radiator. Fitted carpet. A lovely room with exposed bricks to chimney and open fire.

Dining Room: 12'1" x 12'4" max (3.68m x 3.76m max)  
Double glazed window to rear. Radiator. Fitted carpet. Access to cellar and kitchen.

Kitchen: 10'11" x 8'9" (3.33m x 2.67m)  
Double glazed window to side. Vinyl flooring. Country style kitchen with base and eye level units, wood block work surfaces, butler style sink with mixer tap. Space for range style cooker. Open plan to:

Utility Room: 8'9" x 5'2" (2.67m x 1.57m)  
Door to side. Ceramic tiled flooring. Matching base and eye level units and wood block work surfaces. Wall mounted potterton boiler.

Shower Room/WC: 8'9" x 2'8" (2.67m x 0.81m)  
Double glazed window to side. Three piece suite comprising: Shower cubicle, wash hand basin and wc.

Cellar: 13'9" max x 10'5" (4.2m max x 3.18m)  
Benefits skylight style window. Wood laminate flooring. Stairs down from dining room.

Landing:  
Fitted carpet. Access to loft space. Doors to:

Bedroom 1: 15'4" (4.67) max x 11'4" (3.45) max

Double glazed bay window to front. Fitted carpet.

En suite: 7'10" x 3'3" (2.4m x 1m)  
Heated towel rail radiator. Three piece suite comprising: Shower cubicle, wc and wash hand basin.

Bedroom 2: 12' x 9'8" max (3.66m x 2.95m max)  
Double glazed window to rear. Radiator. Fitted carpet.

Bedroom 3: 10'5" (3.18) x 8'8" (2.64) < 7'8" (2.34)  
Double glazed window to rear. Radiator. Fitted carpet.

Bathroom: 5'9" max x 5'8" (1.75m max x 1.73m)  
Double glazed window to side. Heated towel rail radiator. Three piece suite comprising: Bath, wash hand basin and wc

Rear Garden:  
Commencing patio. Remainder laid to lawn. Fenced to boundaries.

Cabin: 12'2" x 8'10" (3.7m x 2.7m)  
Double glazed windows to front and side.

Council Tax:  
Band C. Local authority - Thurrock.

Title Number:  
EX265182

Conservation area:  
No.

Flood risk:  
Very low.

