



## St. James Avenue West, Stanford-le-Hope

Guide Price £400,000



- Spacious and well-presented four-bedroom semi-detached home
- Double-storey rear extension creating excellent family living space
- Welcoming entrance porch and hallway
- Bright, well-proportioned lounge
- Large open-plan kitchen/diner with garden access
- Ground floor shower room and first floor bathroom
- Versatile office/playroom
- Four generous sized bedrooms
- Superb size rear garden with summerhouse which can be used as a bar or games room
- Desirable residential location close to schools, amenities, and transport links



**\*GUIDE PRICE: £400,000 - £450,000\***

**Stunning four-bedroom semi on St James Avenue West, Stanford-le-Hope, featuring a double-storey extension, open-plan kitchen/diner, versatile office/playroom, and a large rear garden with summerhouse—perfect for family life and entertaining.**

Beautifully presented throughout, this fantastic four-bedroom semi-detached family home on St James Avenue West offers generous living accommodation across two floors, enhanced by a superb double-storey rear extension and a wonderful rear garden perfect for family life and entertaining.

The property opens with a welcoming entrance porch leading into a bright and inviting hallway, setting the tone for the space and quality on offer. To the front, the lovely size lounge provides an ideal spot for relaxing evenings, featuring a large window that fills the room with natural light and creates a warm, homely feel.

At the heart of the home lies a spacious open-plan kitchen/diner, fitted with a range of modern units and offering ample room for a large dining table — perfect for family meals or hosting guests. French doors open directly onto the garden, seamlessly connecting indoor and outdoor living. A ground floor shower room and a versatile office/playroom add practicality and flexibility, making this property ideal for growing families or those working from home.

Upstairs, the first floor accommodates four generously proportioned bedrooms, each offering plenty of space for bedroom furniture and personal touches. The family bathroom is tastefully finished, providing a relaxing space to unwind at the end of the day.

Externally, the home enjoys a fantastic size rear garden — mainly laid to lawn with a patio area perfect for summer barbecues and outdoor dining. To the rear, a summerhouse offers further versatility and can be used as a games room, home bar, gym, or hobby space, making it a wonderful extension of the home.

Located in a popular and family-friendly part of Stanford-le-Hope, the property is within easy reach of highly regarded schools, local shops, parks, and transport links, including Stanford-le-Hope station, providing direct access into London Fenchurch Street.



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#### THE SMALL PRINT:

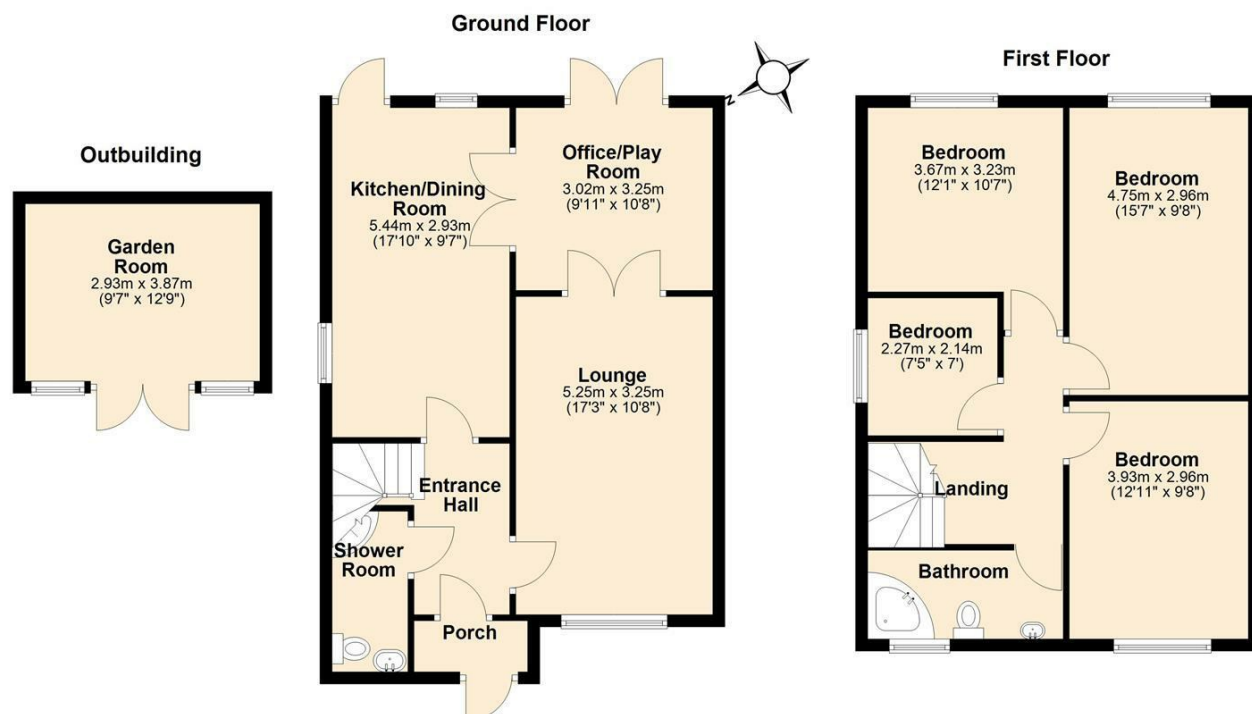
Council Tax Band: C  
Local Authority: Thurrock  
Combination boiler is in the loft

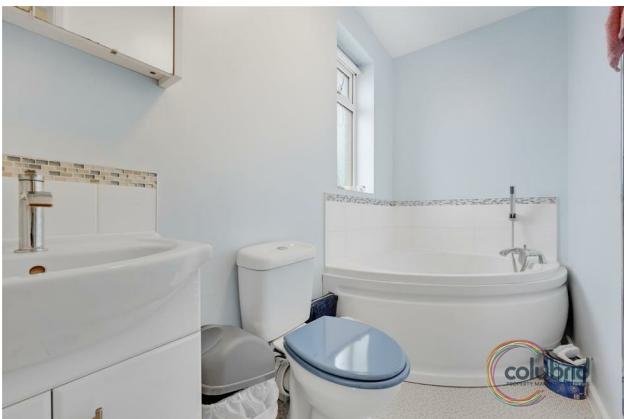
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and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

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

AML Checks - Law says we must run one. £60 + 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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