



## Boyce Road, Stanford-le-Hope

Guide Price £140,000



- Two bedroom maisonette over two floors – space where it matters
- 15'6 lounge – big enough for sofas and socialising
- Full-width kitchen/diner – cook, dine, repeat
- Separate shower room & WC – mornings just got smoother
- Built-in storage throughout – clutter stays hidden
- Private garage included – parking win or storage heaven
- Cash buyers only – ready when you are
- Fast access to A13 & M25 – commuter friendly credentials
- Close to Stanford-le-Hope station – London links without the drama
- Popular residential location – practical, connected and in demand



**GUIDE PRICE £140,000 - £160,000**

**Two-bedroom maisonette on Boyce Road, Stanford-le-Hope — compact, commuter-friendly, and investor-ready. Fast links, stress-free mornings, and a cash-only vibe make this scroll-stopper.**

Set over two smartly arranged floors, the property balances space and practicality with ease. The first floor plays host to a generously sized 15'6 lounge — ideal for Netflix marathons, hosting friends, or simply enjoying the luxury of space you don't have to fight over. To the rear, the kitchen/diner stretches across the width of the home, giving you plenty of room to cook, dine and debate whether it's takeaway night (again).

Upstairs, you'll find two well-proportioned bedrooms, offering flexibility for sharers, guests, home offices or future resale appeal. The separate shower room and WC mean no awkward morning queues, while built-in storage cupboards dotted throughout keep everyday clutter firmly out of sight.

Outside, the property scores bonus points with its own private garage — perfect for secure parking, storage, or finally owning tools you'll swear you'll use one day.

Location-wise, Boyce Road delivers. Stanford-le-Hope station is close enough to make commuting painless, while swift access to the A13 and M25 keeps London and beyond firmly within reach. Local shops, schools and amenities sit nearby, ticking all the practical boxes without stealing the spotlight.

Whether you're hunting for a smart investment, a project with potential, or a well-located home with solid fundamentals, this maisonette offers space, storage and serious connectivity — all wrapped up in a no-nonsense package for cash buyers only.

Stanford-le-Hope is a popular Essex town offering excellent transport links, everyday amenities and strong value for money. The area appeals to commuters, families and investors alike.

The town benefits from direct rail services to London Fenchurch Street via Stanford-le-Hope station, while motorists enjoy easy access to the A13 and M25, connecting quickly to London, Canary Wharf and the wider Essex area.

Local amenities include a range of shops, supermarkets, cafés and services, with additional leisure and retail facilities available in nearby Thurrock towns. The area is also served by local primary and secondary schools.

With parks, riverside walks and nearby green spaces, Stanford-le-Hope offers a balanced lifestyle combining convenience with outdoor enjoyment. A varied property market and improving local infrastructure continue to make it an increasingly attractive place to buy.



## 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.



First Floor

Second Floor



