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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

JOHNCOTTIS ESTATE AGENTS



Runnymede Road, Stanford Le Hope, SS17 0JY | Guide Price: £375,000 to £400,000

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- Impressively Spacious Period, pre 1900 Built Home with potential for extension/loft conversion (s.t.r.c)
- Min walk to C2C Tain Station, Shops, Local Pubs & Cafes.
- 2 Double Bedrooms / Potential for more !!
- Elegantly presented with perfect collaboration of modern and character styling.
- Stunning Garden with variety of fruit trees



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Guide Price £375,000 to £400,000

Charming, stylish, elegant pre 1900 period built semi-detached house boasting two impressive bedrooms, separate Lounge & Dining Room, beautiful Kitchen, Conservatory, Utility, Ground Floor WC plus First floor Bathroom.

Located in a sought-after neighbourhood. This inviting property offers a homely feel with bright and spacious interiors incorporating a stylish design with modern finishes and character charm, adding to the overall appeal of the home.

The absolutely stunning garden measuring up to 110ft really is quite outstanding and real asset to the home, providing a lovely outdoor space for relaxation and entertainment.

The property is conveniently located close to local amenities, schools, and transport links including C2C Train Station just minutes' walk away making it easily accessible for daily needs.

Ideal for first-time buyers, upgrading buyers or those looking to downsize bedroom numbers but not living space, this property offers a wonderful opportunity to own a characterful home in a desirable location. Don't miss out on the chance to make this charming house your own.

Contact us today to arrange a viewing and experience the warmth and charm this property has to offer.

We have also prepared a 360 walk through virtual tour for instant access.

Particulars:

ENTRANCE RECEPTION HALL

The entrance reception hall comprises oak flooring, radiator heating, coved, feature height ceiling, staircase with spindle balustrade, hand rail and handy understairs storage space.

LOUNGE: 15'4" > 13' x 11'8" (4.67m > 3.96m x 3.56m)

Elegantly styled lounge with feature height, coved ceiling, Character, front bay with modern Upvc sash windows fitted with lined Roman Blinds to remain, multi bulb light fitting also, feature fireplace design, fitted carpet and radiator heating.

DINING ROOM: 13' x 9'6" (3.96m x 2.9m)

Again a tastefully in keeping with period charm design styled with serving style opening to the kitchen, also comprising feature height coved, smooth finish ceiling, oak flooring, feature fireplace design with mock log effect electric heater, radiator also, double glazed french door, opening to rear garden with net curtains to remain, drop light fitting also included. Dresser negotiable to remain.

KITCHEN: 9'11" x 9'3" (3.02m x 2.82m)

Plenty of sparkle in this beautiful Kitchen comprising a range of eye and base level units, complimented with Butler style sink and worktops with a sparkle fleck design. Tile/wood effect flooring, coved ceiling. As an extra bonus, the Rangemaster duel fuel cooker alongside Bosch, Larder fridge to remain. Gas Combi Boiler "Ideal instant 2" approx 3 years old with onboard programmer.

LOBBY/ UTILITY ROOM:

Bosch Freezer, Miele Dishwasher & Washing machine to remain.

CONSERVATORY:

A lovely space to enjoy garden view and comprises double glazed windows and french door, wood theme flooring and radiator heating. Conservatory blinds to remain, furnishings negotiable.

GROUND FLOOR W.C

Low flush wc, wash hand basin, double glazed window.

LANDING:

Fitted carpet and access to bedrooms and bathroom

BEDROOM ONE: 15'4" x 13' (4.67m x 3.96m)

Fabulous master bedroom for impressive size and beautiful styling comprising, carpet laid to floor, radiator heating, feature fireplace design, feature height, coved ceiling, modern upvc Sash windows. Wardrobes, lace roller blinds with decorative edging and pelmets over to remain.

BEDROOM TWO: 13'1" x 9'6" (3.99m x 2.9m)

A spacious second bedroom with view towards the garden via upvc double glazed window, fitted carpet, roller blind and access to the loft.

BATHROOM: 9'3" x 8'11" + recess (2.82m x 2.72m + recess)

An impressively spacious bathroom, upvc double glazed window with curtain to remain, towel rail radiator, storage cupboard, pattern flooring, tiled walls, Bath, mixer shower, low flush w.c and hand basin.

LOFT :

Accessed from bedroom 2 via drop down hatch and fitted ladder. Part boarded. Potential for loft conversion (s.t.r.c)

FRONT EXTERIOR:

Well presented frontage with gated access leading to rear garden.

REAR GARDEN: 110' max approx.

A simply stunning garden with an array of established shrubbery and trees including 2 Plum trees, Pear Tree, Apple tree, Palm tree & Wysteria. Also a grass lawn leading to middle section with fabulous Koi Pond then onto further section at the rear with raised planters, grow patches noting Rhubarb, potatoes, lavender, Bluebells and more. Our client will also include multiple water butts and composter. In addition a large timber shed, versatile for the hobbyist with power connected to lighting and multiple sockets. Also external light. A smaller shed and plastic storage shed to remain also.

