



## Northlands Close, Stanford-le-Hope

Guide Price £325,000



- Well-presented three-bedroom semi-detached family home offering generous proportions throughout.
- Cul-de-sac location in Northlands Close, ideal for families seeking a convenient setting.
- Welcoming entrance hallway providing access to the well-arranged ground-floor accommodation.
- Bright and spacious lounge, perfect for relaxed family living.
- Large modern kitchen/diner spanning the width of the home, ideal for both everyday meals and entertaining.
- Three well-sized bedrooms offering comfortable and versatile sleeping accommodation.
- Modern, well-appointed family bathroom finished with contemporary fittings.
- Good-size rear garden, perfect for outdoor dining, children's play and relaxation.
- Driveway parking providing convenience for vehicles.
- Garage, ideal for storage, additional parking or potential workshop space.



**\*GUIDE PRICE £325,000 - £375,000\***

**Spacious three-bedroom semi in Northlands Close, Stanford-le-Hope, featuring bright lounge, modern kitchen/diner, rear garden, garage and driveway—family-friendly living with a touch of everyday charm.**

A well-presented and generously proportioned three-bedroom semi-detached family home, ideally positioned within the popular Northlands Close in Stanford-le-Hope.

Offering excellent living space throughout, this attractive home is perfect for families seeking modern, comfortable accommodation in a convenient location. The property opens with a welcoming entrance hallway, leading into a bright and spacious lounge—an ideal space for everyday relaxation. To the rear, the impressive modern kitchen/diner spans the width of the house, providing a fantastic hub for family meals and entertaining.

The first floor offers three well-sized bedrooms, each thoughtfully arranged to provide comfortable and versatile accommodation, along with a well-appointed family bathroom finished in a contemporary style.

Externally, the home enjoys a good-size rear garden, perfect for outdoor dining and children's play, while to the front there is driveway parking and a garage to the rear, offering both convenience and further storage options.

A superb opportunity to acquire a spacious and well-maintained family home in a desirable cul-de-sac location—ideal for buyers seeking practicality, comfort and great living space.



**Colubrid.co.uk**

### THE SMALL PRINT:

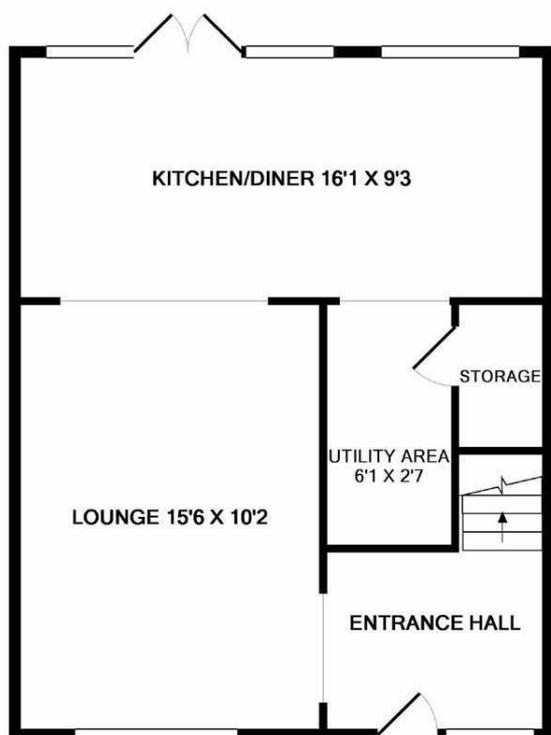
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and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

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

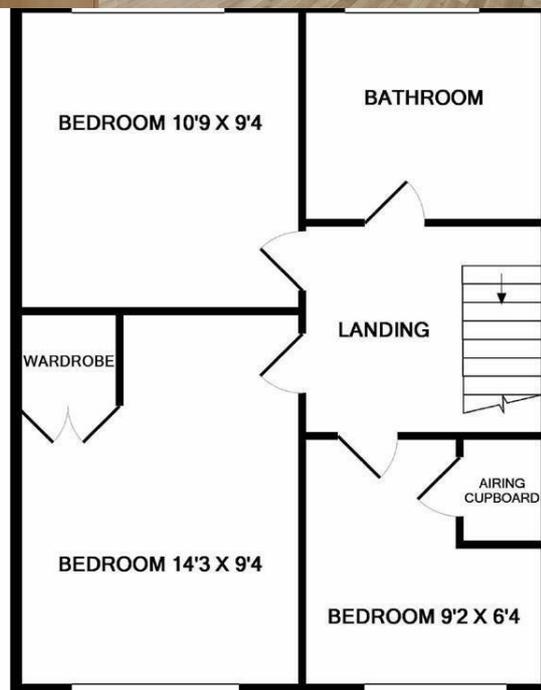
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

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.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2019



**Colubrid.co.uk**