



## Prospect Avenue, Stanford-Le-Hope

£1,800 Per Calendar  
Month



- Commuter's Dream Location – Just moments from Stanford-le-Hope Train Station with direct services to London Fenchurch Street.
- Three Well-Proportioned Bedrooms – Flexible accommodation ideal for families, professionals or home workers.
- Off-Street Parking – Convenient private parking right outside your front door.
- Generous Living Space – Bright and spacious lounge perfect for entertaining, relaxing and family life.
- Practical Modern Kitchen – Great space for cooking, dining and everyday living.
- Beautiful Rear Garden – Perfect for summer BBQs, outdoor gatherings and children's play.
- Within St Cleres School Catchment – A major attraction for families seeking excellent local schooling options.
- Highly Convenient Location – Close to local shops, amenities, parks and transport links.
- Available Immediately – Move in without delay and start enjoying your new home straight away.
- Lifestyle and Convenience Combined – A fantastic blend of family living, commuter practicality and outdoor space.



## **Three-bedroom family home moments from Stanford-le-Hope Station, direct London links, St Cleres catchment, off-street parking, spacious lounge, kitchen, lovely garden and available immediately. Move fast today!**

Positioned on the ever-popular Prospect Avenue, just moments from Stanford-le-Hope Train Station, this fantastic three-bedroom family home delivers the perfect combination of commuter convenience, family-friendly living and outdoor enjoyment.

Whether you're heading into the City, enjoying family time in the garden, or looking for a home within the highly sought-after St Cleres School catchment area, this property offers an exciting opportunity to move straight in and start enjoying life from day one.

Step inside and you'll discover a welcoming and generously sized lounge, providing the ideal setting for cosy movie nights, entertaining friends or simply relaxing after a busy day. The well-appointed kitchen offers ample space for culinary creativity, morning coffees and family meals alike.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation for growing families, professionals working from home or those simply wanting extra space to enjoy.

Outside, the property continues to impress with a delightful rear garden that's ready for summer BBQs, outdoor dining, children's playtime or simply soaking up the sunshine with a well-earned drink. To the front, off-street parking ensures arriving home is always stress-free.

For commuters, the location couldn't be better. Stanford-le-Hope Station is just a short stroll away, offering direct services to London Fenchurch Street, making city access remarkably straightforward.

Available immediately and ready for its next chapter, this superb home is expected to attract significant interest.



**THE SMALL PRINT:**

Material Information: <https://reports.sprift.com/property-report/6-prospect-avenue-stanford-le-hope-ss17-0nh/5319173>

**Tenancy Fees**

Holding Deposit: 1 week's rent to say "we like you."

**Security Deposit:**

Under £50k/year - 5 weeks' rent

£50k+ - 6 weeks' rent

Covers damages or "oops" moments.

**Other Fees:**

Lost keys/lock replacement: full cost + £15/hr admin

Contract change/tenancy tweak: £50

Late rent: 3% interest above base rate

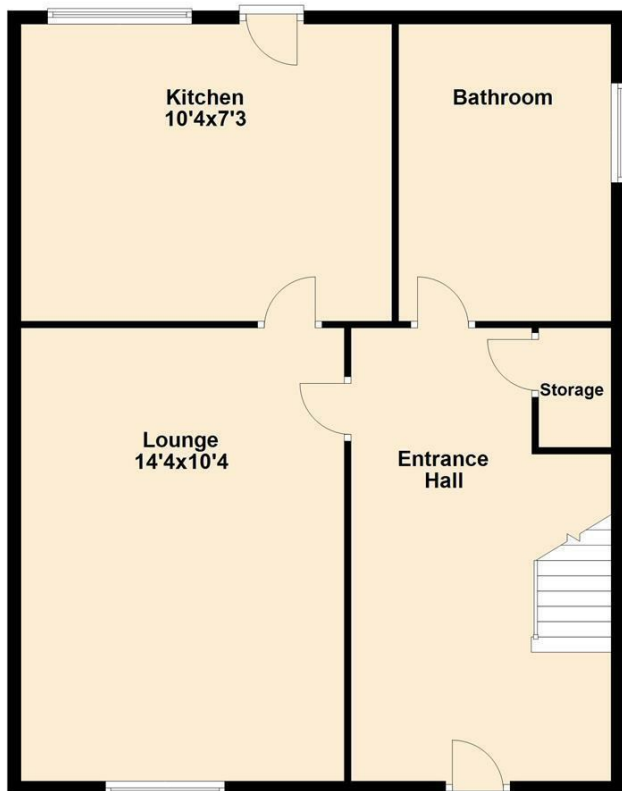
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Tenant Protection - Managed by Property Stop. Client Money Protection (CMP) included.

Colubrid is in The Property Ombudsman Redress Scheme—rules are followed, you're protected.



**Ground Floor**



**First Floor**

