



6 RUSSET CLOSE STANFORD LE HOPE ESSEX

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	77 C
39-54	E		
21-38	F		
1-20	G		

# JOHNCOTTIS ESTATE AGENTS



## Russet Close, Stanford-Le-Hope, Essex, SS17 8AH | £377,000

- 3 Bedroom Semi-Detached house
- Extended to rear, further potential (strpc)
- 19'8" x 8'1" Garage
- Close by Train Station, schools and shops
- Very generous lounge size: 18'10" x 16'
- 40ft Garden
- Front parking potential (strpc)



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Extended 3 bedroom Semi-Detached house with an array of features including 18'10" x 16' lounge and kitchen/diner. Also 19'8" x 8'1" garage and 40' garden, all within popular "Homesteads", cul-de-sac location with close by train station, shops and schools.

Entrance Reception: 13'11" x 5'9" max (4.24m x 1.75m max)  
Radiator. Wood themed flooring. Coved cornice to smooth finish ceiling. Via double glazed door. Double glazed panel to front. Understairs cupboard. Stairs leading to first floor.

Lounge: 18'10" x 16' max (5.74m x 4.88m max)  
Double glazed windows and French doors to rear. Two radiators. Wood themed flooring. Coved cornice to smooth plastered ceiling. Gas feature fireplace.

Kitchen/Diner: 13'11" x 10'3" (4.24m x 3.12m)  
Double glazed bow window to front. Radiator. Tiled flooring. Coved cornice to smooth plastered ceiling with inset lights. Fitted kitchen with integrated dishwasher, integrated washing machine, integrated fridge and freezer and "Belling" range style cooker.

Landing: 8'11" x 6'7" (2.72m x 2m)  
Fitted carpet. Coved cornice to smooth plastered ceiling. Access to loft space with partial boarded flooring.

Bedroom 1: 13'11" x 10'3" (4.24m x 3.12m)  
Double glazed window to front. Radiator. Fitted carpet. Coved cornice to ceiling. Fitted wardrobes.

Bedroom 2: 10'9" x 9'5" (3.28m x 2.87m)  
Double glazed window to rear. Radiator. Wood themed flooring. Coved cornice to ceiling.

Bedroom 3: 8' x 6'7" (2.44m x 2m)  
Double glazed window to rear. Radiator. Wood themed flooring. Coved cornice to smooth finish ceiling.

Bathroom: 7'10" x 6'7" (2.4m x 2m)

Garage: 19'8" max x 8'1" (6m max x 2.46m)  
Personal door and up and over door. Power and light.

Rear Garden: 40' approx (12.2m approx)  
Well presented garden with patio, lawn and pond area, gated access and personal door into garage.

Front Garden:  
Neatly presented front garden, potential for additional parking (strpc).

