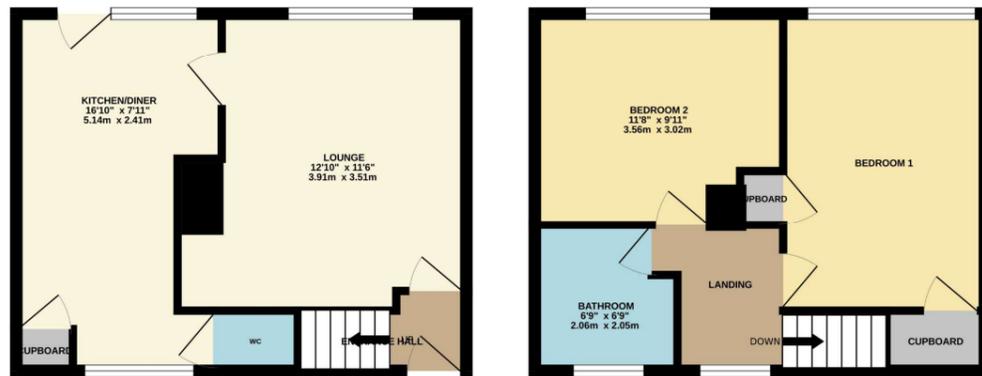


GROUND FLOOR

1ST FLOOR



13 PLAISTOW CLOSE

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2026

THINKING OF SELLING OR TRYING TO SELL?

- Family Firm Established since 1980
- Extensive Buyer Register
- All Homes Visibly Marketed from Team Agencies in Essex & LONDON
- Accompanied Viewings
- Excellent photography & Floorplans
- Highly Experienced Agency, 1000's successfully SOLD



JOHNCOTTIS ESTATE AGENTS
SELL YOUR HOME WITH US >

SMALL ENOUGH TO CARE BUT BIG ENOUGH TO SUCCEED IN SELLING YOUR HOME

JOHNCOTTIS

ESTATE AGENTS



Plaistow Close, Stanford-Le-Hope, Essex, SS17 7AT | Offers In Excess of: £300,000

- 2 double bedrooms
- G/F WC
- Kitchen/breakfast room: 16'10" x 9'8" max
- 46' Rear garden
- No through Road location
- Gas radiator heating



19 Kings Parade, King Street, Stanford-le-Hope, Essex, SS17 0HP

01375 676655

sales@johncottis.co.uk

www.johncottis.co.uk

Registered Proprietors Temp-Green LTD., Trading as John Cottis & Co. Registered in England No. 1534107
Registered Office: 21 Lodge Lane, Grays, Essex, RM17 5RY

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Offered with No Onward Chain is this two double bed roomed house benefitting; g/f wc, 46' rear garden and 16'10" kitchen/breakfast room. Situated within 0.7 mile of Stanford Le Hope's C2C station.

Entrance Hall:
Stairs leading to first floor. Door to lounge.

Lounge: 13'9" x 12'10" x 11'6" (4.2m x 3.9m x 3.5m)
Double glazed window to rear. Radiator. Wood effect flooring. Door to kitchen.

Kitchen: 16'10" x 9'8" max (5.13m x 2.95m max)
Double glazed windows to front and rear. Double glazed door to rear garden. Radiator. Vinyl flooring. Base and eye level units. Roll top work surfaces with inset single drainer sink unit with mixer tap, integrated electric fan oven, 4 ring gas hob with fan over and plumbing for washing machine. Built-in cupboard. Door to:

WC:
With wc (which we understand uses a saniflow style pump)

Landing:
Double glazed window to front. Wood laminate flooring. Access to loft space. Doors to:

Bedroom 1: 13'9" x 9'6" (4.2m x 2.9m)
Double glazed window to rear. Radiator. Wood effect flooring.

Bedroom 2: 11'8" max x 9'11" (3.56m max x 3.02m)
Double glazed window to rear. Radiator. Wood laminate flooring.

Bathroom: 6'9" x 6'9" max (2.06m x 2.06m max)
Double glazed window to front. Radiator. Ceramic tiled flooring. Three piece suite comprising: panelled bath with electric shower over, low flush wc and pedestal wash hand basin.

Rear Garden: 46' (14.02m)
Commencing patio area. Remainder laid to lawn. Timber built shed.

Front Garden:
Mainly laid to lawn. Path to front door. Fenced to front boundary with pedestrian gate.

Council Tax:
Band C - Thurrock Council.

Conservation area:
No.

Flood Risk:
Very low.

