



RUSKIN ROAD STANFORD LE HOPE ESSEX  
TOTAL FLOOR AREA: 999 sq.ft. (92.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
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## ESTATE AGENTS



### Ruskin Road, Stanford-Le-Hope, Essex, SS17 0LQ | Guide Price £410,000 to £430,000

- Guide Price: £425,000 to £450,000
- 3 Bedroom Semi detached House
- Potential to extend (s.t.r.c)
- Conservatory & Dining Room
- Own Drive to Garage
- Multiple Off Road Parking



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3 Bedroom Semi detached House with potential to extend s.t.r.c, and just minutes walk to Train Station, Schools and shops. G.F W.C, Dining room, Conservatory , multiple parking, Garden & No Onward Chain ! Guide Price £410,000 to £430,000

Entrance Porch  
Access to entrance lobby

Entrance Lobby  
Access to kitchen and Lounge, Stairs to 1st floor floor, Wood style flooring, Built in Cupboard, Coved ceiling.

Kitchen 10' x 6'10" (3.05m x 2.08m)  
A range of fitted kitchen units, worksurfaces, sink, plumbing for washing machine and dishwasher. Gas point for hob. Tile flooring, Access to Dining room.

Dining Room 12'4" x 8'1" (3.76m x 2.46m)  
Double glazed window to front, radiator, Access to Ground floor W.C

Lounge 15'7" x 12'9" (4.75m x 3.89m)  
Double glazed window to side, double glazed patio door, opening to conservatory. Fitted carpet , radiator, coved ceiling.

Conservatory 11'4" x 11'3" max (3.45m x 3.43m max)  
Double glazed windows and door, tiled flooring.

Ground Floor W.C 4'8" x 3'3" (1.42m x 1m)  
Toilet & Hand basin. Tiled flooring, tiled walls.

Landing  
Fitted carpet, access to 1st floor rooms

Bedroom 1 12'9" x 10' (3.89m x 3.05m)  
Fitted carpet, radiator, double glazed window to front, coved ceiling.

Bedroom 2 12'9" (3.89) x 7'11" (2.41) < 10' (3.05)  
Double glazed window to the rear, fitted carpet, radiator.

Bedroom 3 9'9" x 7'2" (2.97m x 2.18m)  
Fitted carpet, radiator, double glazed window to front.

Shower Room 9'8" x 5' max (2.95m x 1.52m max)  
3 piece Shower suite, double glazed window, radiator, wood style flooring.

Front Exterior  
Multiple off road parking provided, driveway to Garage.

Garage  
Up and over plus personal door. Approached via own drive

Garden  
Well presented garden with lawn and patio.

