



## Boyce Road, Stanford-Le-Hope

Guide Price £375,000



- Fantastic three-bedroom terraced family home offering generous and well-planned accommodation throughout, ideal for first-time buyers, growing families and those looking to upsize.
- Large and welcoming entrance hallway creating an immediate sense of space and providing a warm introduction to this beautifully proportioned home.
- Spacious lounge and dining room with ample room for both relaxing and entertaining, making it the perfect setting for family life and social occasions.
- Bright and airy conservatory providing a versatile additional reception area with lovely views over the rear garden, ideal as a garden room, playroom or home office.
- Modern fitted kitchen featuring a range of contemporary units, generous worktop space and a practical layout designed to make everyday living effortless.
- Three well-proportioned bedrooms, all offering comfortable accommodation with plenty of natural light and flexibility for family living, guest space or home working.
- Stylish family bathroom finished to a high standard with modern fixtures and fittings, perfectly complementing the rest of the property.
- Generous rear garden providing an excellent outdoor space for children to play, summer entertaining, al fresco dining or simply relaxing in the warmer months.
- Driveway parking and garage offering valuable off-street parking, additional storage and everyday convenience.
- Ideally situated in a popular Stanford-le-Hope location, within easy reach of highly regarded schools, local amenities, parks and excellent transport links, making this a superb home for commuters and families alike.



**GUIDE PRICE £375,000 - £400,000.**

**Space, style and a home you'll instantly fall in love with... This fantastic three-bedroom terraced home ticks all the boxes, offering generous living space, modern interiors and plenty of room for family life to flourish.**

Step inside and you're greeted by a large, welcoming entrance hallway that immediately gives a sense of the space on offer. The impressive lounge and dining room is made for everything from cosy movie nights to lively family gatherings, while the bright and airy conservatory is the perfect spot to enjoy your morning coffee, unwind with a good book or simply soak up the sunshine.

The modern, well-appointed kitchen is ready for everything from quick weekday breakfasts to showing off your culinary skills.

Upstairs, you'll find three well-proportioned bedrooms, each offering comfortable and versatile living space, whether you need family bedrooms, a home office or that dream dressing room you've always promised yourself! The stylish family bathroom completes the top floor.

Outside, the property continues to impress with a generous rear garden that's just waiting for summer BBQs, children's adventures and evenings with friends. To the front, there's the added bonus of driveway parking and a garage—because finding somewhere to park should never be the hardest part of your day.

Situated in the ever-popular Boyce Road, this superb home enjoys easy access to local schools, shops and transport links, making it an ideal choice for families, first-time buyers and commuters alike.

Homes with this much space, charm and practicality don't stay available for long... so don't just scroll past—book your viewing today before someone else beats you to it!



**Colubrid.co.uk**

**THE SMALL PRINT:**

Material Information: <https://reports.sprift.com/property-report/176-boyce-road-stanford-le-hope-ss17-8rl/5406002>

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.

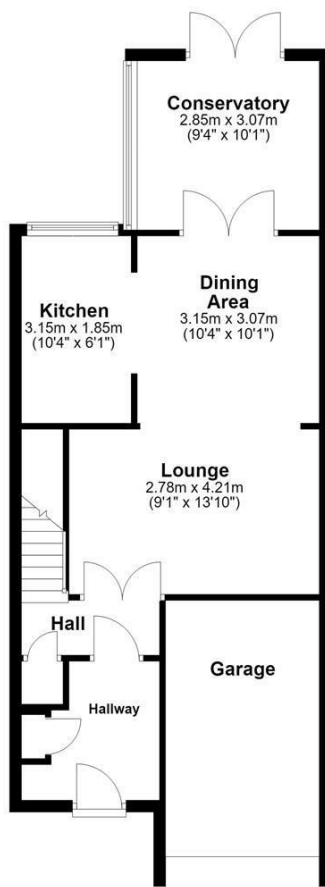
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

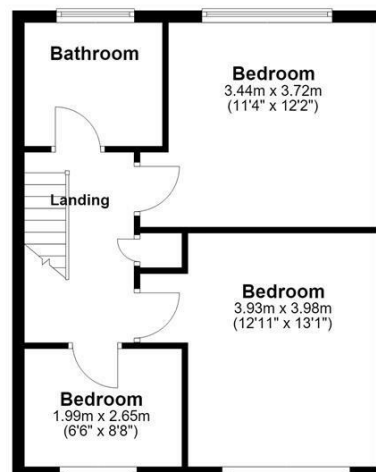
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



**Ground Floor**



**First Floor**





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