



## Victoria Road, Stanford-Le-Hope

Guide Price £475,000



- Five bedroom semi detached house found in popular residential area
- Two reception rooms
- Off street parking
- Rear garden of approximately 90ft
- Ideal area for train station and Town Centre
- Spacious living accommodation
- Four good size bedrooms plus study
- Ground floor shower room family 1st floor bathroom



**Five bedroom semi detached house found in popular residential area. Close to local amenities, Town Centre and railway station. Accommodation boasts, impressive entrance hall, ground floor bedroom, shower room, lounge, kitchen and separate dining room. First floor is home to four bedrooms and family bathroom. Externally the property has a predominately lawned garden approximately 90ft. Driveway parking to front.**

**GUIDE PRICE £475,000-£525,000**

Impressive entrance hall commences with stairs leading to first floor accommodation.

Ground floor bedroom 11'11 x 10'11 overlooks the front aspect. Double glazed window.

Lounge 23'9 x 9'4 also overlooks the front. Double glazed window. Wooden style flooring. Coved ceiling with spotlighting.

Separate dining room 11'11 x 10'11 access is given to kitchen. Continuation of wooden flooring. Coved ceiling with spotlighting. Storage cupboard.

Kitchen 13'1 x 12'4 external door to garden. Range of wall and base mounted units with matching storage drawers. Worksurfaces/breakfast bar seating area housing sink drainer with swan neck mixer tap. Space for other appliances including space for freestanding Range style cooker. Extractor hood.

Wooden style flooring.

Ground floor shower room comprises, shower, vanity wash hand basin and low level wc. Tiling to walls. Obscure double glazed window. Heated towel rail.

First floor landing is home to three bedrooms, study and family bathroom.

Bedroom 11'11 x 10'11 double glazed window to front.

Bedroom 12'11 x 9'2 double glazed window to rear.

Bedroom 8'8 x 7'10 double glazed window to front.

Bedroom five

Bathroom comprises white panel bath fitted with shower/mixer tap, wash hand basin and low level wc. Tiling to walls. Tiled flooring. Obscure double glazed window. Heated towel rail.

Externally the property has a good size predominately lawned rear garden.

Council Tax Band: C

Local Authority: Thurrock

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



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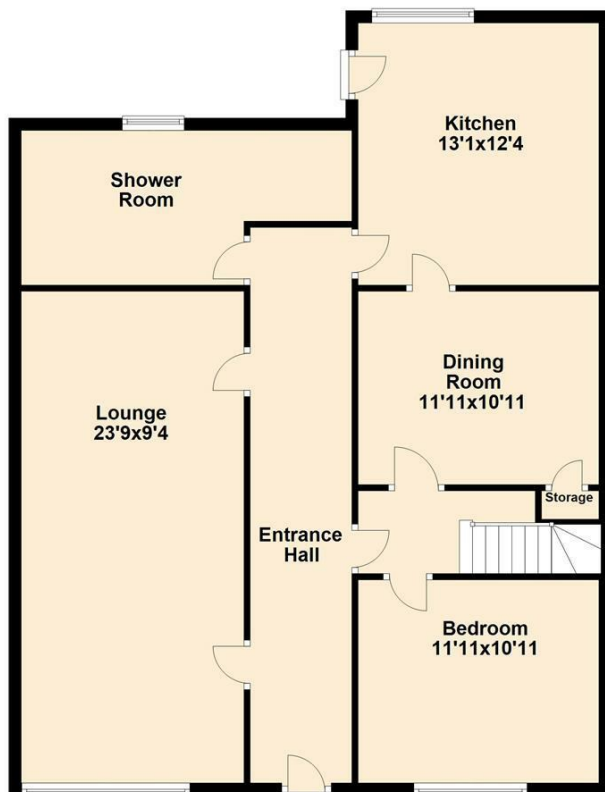
STANFORD-LE-HOPE is a small village between Basildon and Grays. The name arrives from a bridge crossing the rivulet on the site of the ancient stone ford, which gave the village, it's name Stanford-le-Hope.

Stanford Le Hope railway station is on the London, Tilbury and Southend line taking approximately 45 minutes to Fenchurch Street.

Why not enjoy some time looking around the Town Centre, enjoy a meal at one of the many pubs and restaurants? Easy access to A13 road links to Basildon, Benfleet and Wickford.



Ground Floor



First Floor

