



20 SCRATTON ROAD
 TOTAL FLOOR AREA: 1966 sq.ft. (182.7 sq.m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.
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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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	69 D	
39-54	E		
21-38	F		
1-20	G		



Scratton Road, Stanford-Le-Hope, SS17 0NZ | Guide Price: £750,000 to £775,000

- Stunning Period built Detached House
- Versatile Layout 3, 4 or 5 Bedrooms (see plan)
- Minutes walk to C2C TRAIN STATION, Shops & Schools
- Click on virtual Tour for instant visual access
- Feature open Living Kitchen & Dining



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.

Stunning 4 bedroom Detached home in sought after location just minutes walk of C2C Train Station, Parks, schools & shops, presented with luxury modern contemporary styling having been extensively extended and renovated to create this outstanding home purchase opportunity.

GUIDE PRICE: £750,000 TO £775,000.

Introducing this stunning period detached house boasting flexible 3,4 or 5 bedrooms, located in a sought-after neighbourhood just minutes walk to C2C Train Station, Parks, Shops & schools.

This property exudes sophistication and modern luxury having undergone extensive extension works & renovation by our clients, offering a bright, spacious, indulgent living environment including stunning, feature open combined Living Kitchen & Dining design complimented with pantry and utility leading to a ground floor wc. Also the separate TV/cinema room design, leading to veratile ground floor Bedroom/ home office space.

The first floor continues with an array of highly specified accomodation including stylish shower room and Master bedroom suite with dressing area and luxury ensuite bath/shower room.

The overall stylish interior is complemented by high-quality finishes and fixtures throughout, creating a truly luxurious atmosphere.

Step into the spacious garden, perfect for relaxing or entertaining guests. The property also benefits from off-street parking, ensuring convenience for residents.

This beautiful home is ideal for those seeking a blend of traditional charm and contemporary living. With easy access to local amenities and transport links, this property offers a perfect balance of comfort and convenience. Don't miss the opportunity to make this sophisticated and elegant house your new home.

Contact us today to arrange a viewing. Click on our full 360 virtual tour of the home where you can have instant appreciation in greater detail, defurnish rooms & take measurements as well throughout the home.

Dimensions

Reception Hall

Living Kitchen Dining 31'2" x 27'7" max (9.5m x 8.4m max)

TV / Cinema Room 15'9" + bay x 12'4" (4.8m + bay x 3.76m)

Ground Floor Bedroom 5 / Study 12'3" x 7'11" (3.73m x 2.41m)

Ground Floor W.C

Utility Room 6'9" x 4'8" (2.06m x 1.42m)

Pantry 9'10" x 6'5" (3m x 1.96m)

Landing

Bedroom 1 with dressing room area 20'8" x 11'6" max (6.3m x 3.5m max)

Bedroom 2 11'3" + bay x 10'9" (3.43m + bay x 3.28m)

Bedroom 3 11'11" x 8'5" (3.63m x 2.57m)

Bedroom 4 (connected to bed 2) 7'8" x 6'11" (2.34m x 2.1m)

Shower Room 8'7" x 7'2" (2.62m x 2.18m)

Ensuite to Bed 1 11' x 5'6" (3.35m x 1.68m)

Front Off Road Parking

Rear garden

