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## Princess Margaret Road, Linford, SS17 0QY | Offers in excess of £500,000

- Garage at rear
- Stones throw from C2C station
- Parking for 4-5 vehicles
- Ground floor WC
- 33' storage shed
- Fabulous "Wren" kitchen



**19 Kings Parade, King Street, Stanford-le-Hope, Essex, SS17 0HP**  
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Registered Proprietors Temp-Green LTD., Trading as John Cottis & Co. Registered in England No. 1534107  
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Village location within a stones throw of C2C mainline railway station. Very appealing family home featuring: ground floor wc, Wren fitted kitchen, 26'4" lounge/diner, 10'10" x 10'3" snug and garage at rear.

**Entrance Porch:**  
Wood flooring. Double doors to entrance hall.

**Entrance Hall:** 13'6" x 6' (4.11m x 1.83m)  
Radiator. Wood flooring. Stairs leading to first floor. Double doors to lounge, wc and access to kitchen.

**WC:** 6'7" x 3'6" (2m x 1.07m)  
Porthole window to front. Double glazed window to rear. Radiator. Tiled flooring. Suite comprising: low flush wc and pedestal wash hand basin.

**Lounge/Diner:** 26'4" x 15'3" max (8.03m x 4.65m max)  
Double glazed window to rear. Double glazed sliding patio doors to snug. Two radiators. Fitted carpet. Feature fireplace wall.

**Snug:** 10'10" x 10'3" (3.3m x 3.12m)  
Double glazed windows and double glazed French doors to rear. Wood laminate flooring.

**Kitchen/breakfast Room:** 23'3" x 9'9" (7.09m x 2.97m)  
Double glazed windows and double glazed French doors to rear. Radiator. Wood laminate flooring. Bespoke Wren fitted kitchen with integrated full height fridge and freezer. Integrated dishwasher, 5 ring gas hob and integrated double oven.

**Landing:** 8'11" max x 9'10" (2.72m max x 3m)  
Double glazed window to side. Fitted carpet. Built-in cupboard with hot water tank. Access to loft space Worcester Bosch boiler (installed by British gas 2024).

**Bedroom 1:** 14'2" x 11'8" (4.32m x 3.56m)  
Double glazed window to front. Radiator. Fitted carpet. Range of "L" shaped built-in wardrobes and dressing area. Built-in dressing table/desk and built-in drawers.

**Bedroom 2:** 11'8" x 8'9" (3.56m x 2.67m)  
Double glazed window to rear. Radiator. Fitted carpet. Built-in wardrobes to 1 wall. Built-in dressing table/desk space and built-in drawers.

**Bedroom 3:** 9'10" x 8'4" max (3m x 2.54m max)  
Double glazed window to front. Radiator. Fitted carpet.

**Bathroom:** 9'10" x 5'2" (3m x 1.57m)  
Double glazed window to rear. Heated towel rail radiator. Tiled flooring. 4 piece suite comprising: Spa style bath, walk-in shower cubicle, wc with concealed cistern and wash hand basin with mixer tap inset to storage.

**Rear Garden:**  
Extended patio area for entertaining. Remainder laid to lawn. Flower and shrubs to borders. Doors to side storage of approx 33'. Gate giving access to rear.

**Garage:**  
Located at the rear of the property, with up and over door access to vehicular area at rear. Personal door and double glazed window to side.

**Front Garden:**  
Very neatly landscaped and provides parking for 4 to 5 vehicles.

