bear
Estate Agents



GUIDE PRICE £375,000 - £385,000. Bear Estate Agents are proud to present this wonderful opportunity to acquire a charming and spacious semi-detached home, boasting generous living accommodation, two excellent double bedrooms and an impressive west-facing rear garden , all within a stones throw of local shops, schools and railway station!

- Attractive two double bedroom semi-detached house
- Spacious bay-fronted lounge
- Well-presented kitchen with separate utility room
- Two generously proportioned double bedrooms
- Extensive, established west-facing rear garden
- 0.1 miles to Stanford-le-Hope railway station
- Bright conservatory overlooking the rear garden
- Convenient ground floor WC
- Spacious first-floor family bathroom
- Potential to extend, subject to planning permission

# Runnymede Road

## Stanford-Le-Hope

**£375,000**

Guide Price

2 2 3 D

# Runnymede Road






**Introduction**
Situated along the popular Runnymede Road in Stanford-le-Hope, this attractive two bedroom semi-detached property offers an appealing combination of character, practical living space and exciting future potential.

The property is particularly well suited to buyers looking for a home with generous room sizes, separate living areas and ample outdoor space, all within easy reach of local amenities and transport links.

**Ground Floor**
Upon entering, the accommodation immediately offers a welcoming feel, with a hallway providing access to the principal ground floor rooms.

To the front of the property is a spacious bay-fronted lounge, featuring an attractive fireplace that creates a lovely focal point. This inviting room provides a comfortable setting for relaxing and enjoying family time.

Positioned towards the rear is a separate dining room, offering excellent space for both everyday dining and entertaining guests. The room's generous proportions allow for a variety of furniture arrangements and provide welcome versatility for modern living.

The kitchen is conveniently positioned adjacent to the dining room and offers a practical arrangement of fitted cupboards, worktop space and facilities for everyday cooking. A separate utility room provides valuable additional space for laundry and household storage, while a ground floor WC adds further convenience.

Completing the ground floor is a conservatory overlooking the rear garden. Offering an additional reception space, this lovely area is ideal for relaxing with a morning coffee, enjoying views of the garden or creating a peaceful reading area.

**First Floor**
The first floor continues to impress with two generously sized double bedrooms, both offering excellent flexibility for bedroom furniture and storage.

The principal bedroom, situated towards the front of the property, is particularly spacious and extends across the width of the house. The second bedroom also benefits from generous proportions, making it ideal for family members, guests or those requiring a home office.

A three-piece family bathroom serves both bedrooms and completes the first-floor accommodation.

**Outside**
The impressive WEST-FACING rear garden offers a wonderful amount of outdoor space and is undoubtedly one of the home's greatest attractions.

With its established planting, mature greenery and generous proportions, the garden provides a delightful setting for outdoor dining, entertaining, gardening or simply enjoying the afternoon and evening sunshine.

For keen gardeners, growing families or buyers who value their own private outdoor retreat, this substantial space offers enormous appeal.

The property also benefits from useful side access.

For purchasers considering their longer-term plans, the house and its generous outside space offer potential for further extension or alteration, subject to the relevant planning permissions and consents.

**Location**
Runnymede Road occupies a convenient residential position within Stanford-le-Hope, a popular Essex town offering a good selection of shops, schools, amenities and transport connections.

This home in particular is only 0.1 miles to Stanford-le-Hope railway station, providing C2C services towards London Fenchurch Street, making the area particularly attractive for those commuting into London.

The nearby A13 also offers convenient road links towards Basildon, Southend, Thurrock and London, while the surrounding area provides a range of local facilities and leisure opportunities.

**Summary**
Offering much more than the typical two bedroom home, this charming semi-detached property combines spacious and versatile accommodation with an extensive west-facing garden and exciting potential for the future.

Whether you are a first-time buyer looking for room to grow, a professional couple seeking generous living space or someone searching for a characterful home with a substantial garden, Runnymede Road is certainly worthy of consideration.

Early internal viewing is highly recommended to appreciate the space, character and potential this lovely home has to offer.

**Highly Spacious Two Bedroom Semi-Detached House**

**0.1 Miles to Stanford-le-Hope Railway Station!**

**Walking distance to local shops**

**Walking distance to 'Outstanding' schools**

**Entrance Hall**

**Lounge**
15'6 x 11'6

**Dining Room**
12'9 x 9'4

**Kitchen**
9'8 x 9'1

**Utility Room**
6'10 x 6'3

**Conservatory**
9'5 x 9'1

**Ground Floor WC**

**Landing**

**Bedroom One**
14'9 x 13'0

**Bedroom Two**
13'1 x 8'9

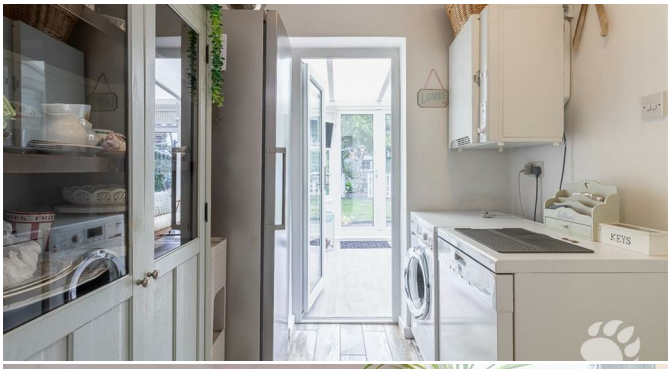
**Three Piece Bathroom**
9'1 x 8'9

**Large West Facing Garden**

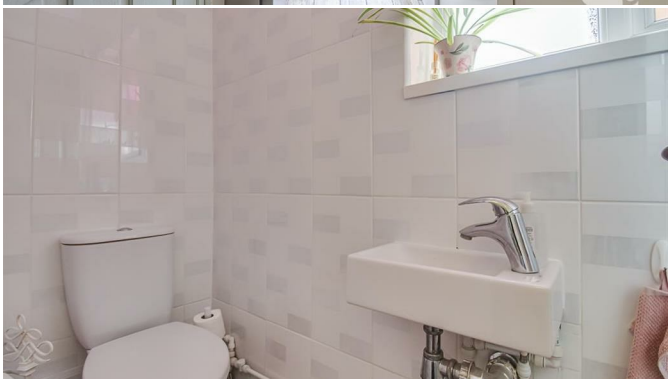
**Side Access**






KEYS







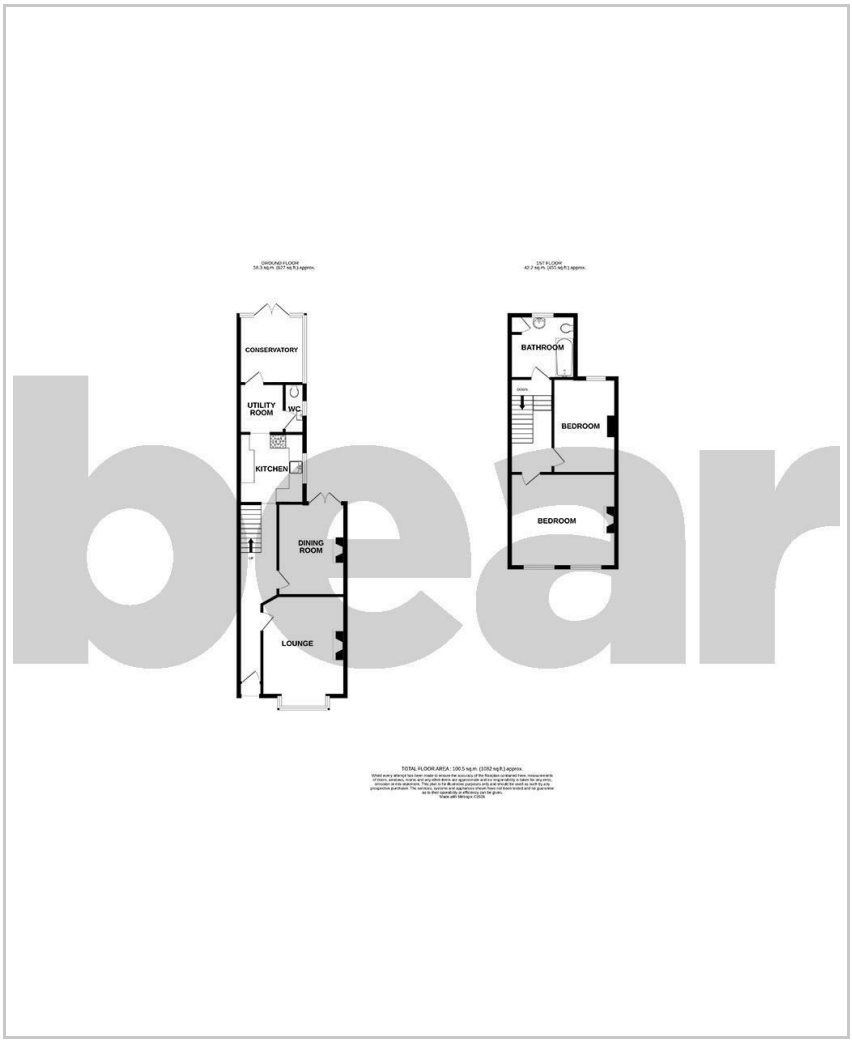








## Floor Plan

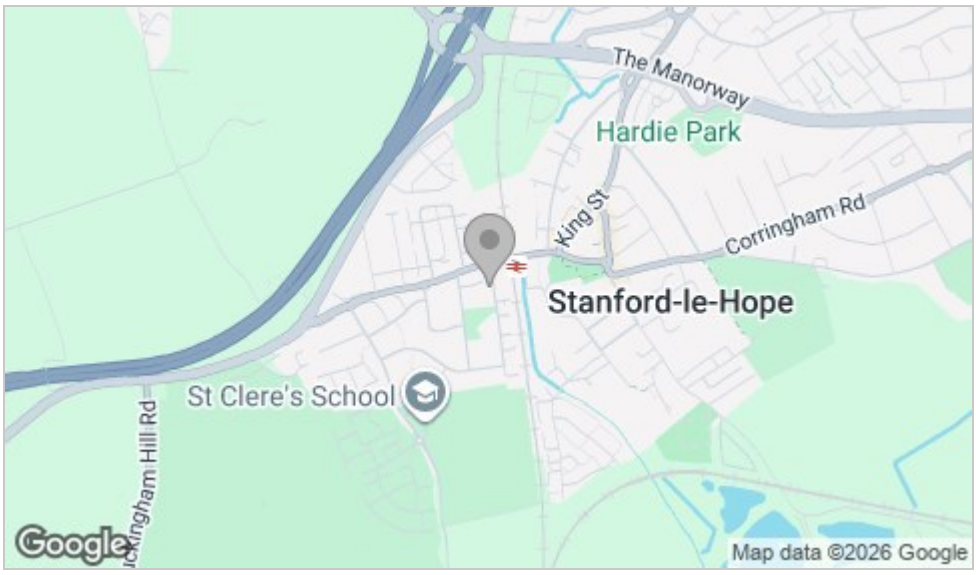




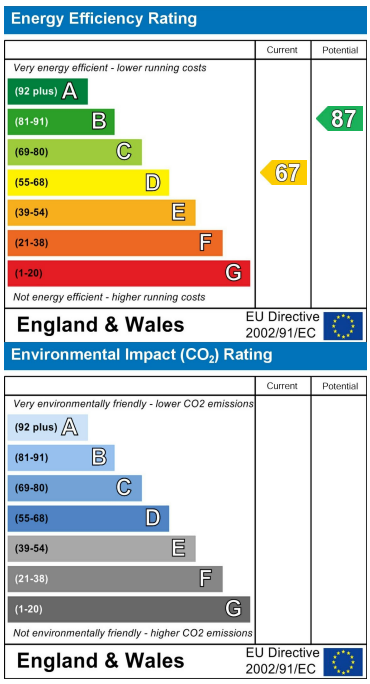





## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Wickford Office on 01268 330044 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

7 London Road, Wickford, Essex, SS12 0AW

Office: 01268 330044 wickford@bearestateagents.co.uk http://www.bearestateagents.co.uk/