



## Abbotts Drive, Stanford-le-Hope

Guide Price £325,000



- Chain-free three bedroom terraced family home, offering a smooth and straightforward purchase for buyers looking to move without delay.
- Situated on the popular Abbotts Drive in Stanford-le-Hope, a well-regarded residential location ideal for families and commuters alike.
- Excellent school catchment location, with Abbotts Hall Primary School conveniently located on the same road, making day-to-day routines effortless.
- Spacious open-plan lounge/diner, providing a versatile living and entertaining space filled with natural light.
- Modern fitted kitchen positioned to the rear of the property, offering ample storage and workspace for practical family living.
- Three well-proportioned first floor bedrooms, all offering comfortable accommodation suitable for families, guests or home working.
- Well-appointed family bathroom located on the first floor and serving all bedrooms.
- Baxi combination boiler installed circa 2019.
- New fuseboard installed around August 2024, offering added reassurance for incoming owners.
- Driveway parking and a good-sized rear garden, complemented by a useful brick-built storage room ideal for bikes, tools and additional storage needs.



**GUIDE PRICE £325,000 - £350,000.**

**Chain-free and ready to go, this three bedroom terraced family home on the ever-popular Abbotts Drive in Stanford-le-Hope ticks all the boxes for space, location and everyday practicality.**

Step inside to find a welcoming entrance hallway leading into a generous open-plan lounge/diner — the kind of space that works just as well for family life as it does for hosting friends. The modern fitted kitchen sits to the rear, offering plenty of storage and workspace for busy mornings and relaxed evenings alike.

Upstairs, the first floor delivers three good-sized bedrooms and a well-appointed family bathroom, making this a home that grows with you rather than outgrows you.

Behind the scenes, the important upgrades are already taken care of, including a Baxi combination boiler installed around 2019 and a new fuseboard fitted in August 2024, giving peace of mind from day one.

Outside, the property continues to impress with driveway parking and a well-proportioned rear garden, complete with a brick-built storage room — perfect for bikes, tools or those things you're definitely going to organise one day.

Location-wise, it's a real winner for families, with Abbotts Hall Primary School located on the same road, making school runs refreshingly simple.

Please note photographs were taken prior to the most recent tenancy and therefore condition and décor may differ slightly.

A well-located home with no onward chain — one that makes a lot of sense the moment you step inside.

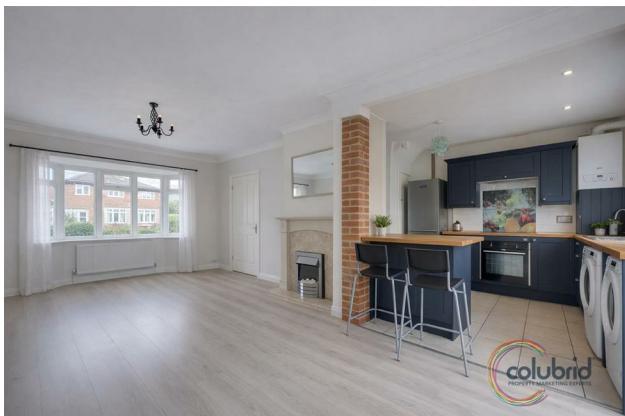
Area Guide – Stanford-le-Hope

Stanford-le-Hope is a popular and well-established Essex town, particularly favoured by families thanks to its strong sense of community, excellent schooling and everyday convenience. Abbotts Drive sits within a sought-after residential pocket, well placed for local amenities while remaining peaceful and family orientated.

The area benefits from a range of nearby shops, cafés and leisure facilities, with larger retail options available in nearby Grays and Lakeside Shopping Centre. For commuters, Stanford-le-Hope station provides regular rail services into London, while road users enjoy straightforward access to the A13 and M25.

Green spaces, riverside walks and local parks are all close at hand, offering plenty of outdoor options for families and weekend downtime. With reputable schools, strong transport links and a welcoming neighbourhood feel, Stanford-le-Hope continues to be a popular choice for buyers looking to settle long term.

If you want this shorter for portals, more lifestyle-led, or tweaked to spotlight commuters vs families, just say the word.



**Colubrid.co.uk**

## THE SMALL PRINT:

Local Authority: Thurrock  
Council Tax Band: C

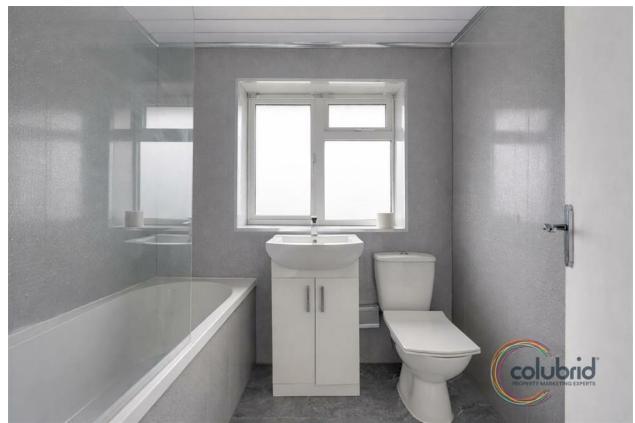
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

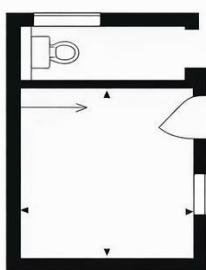
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

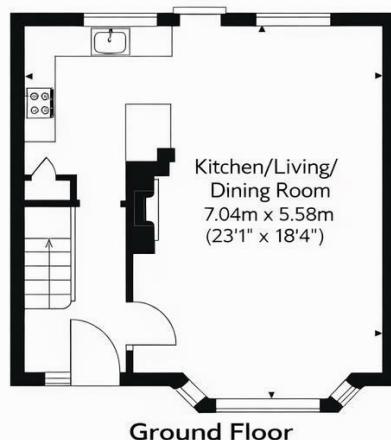
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Outbuilding

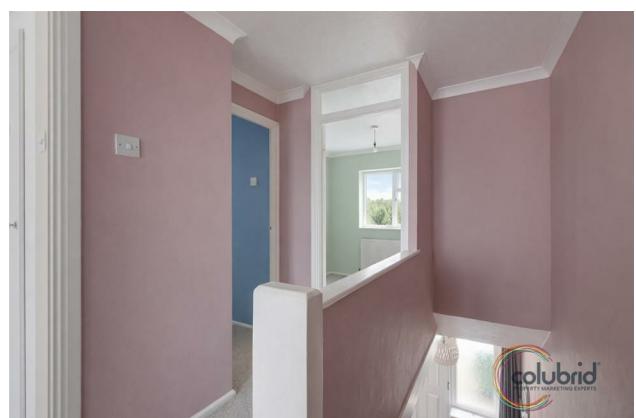
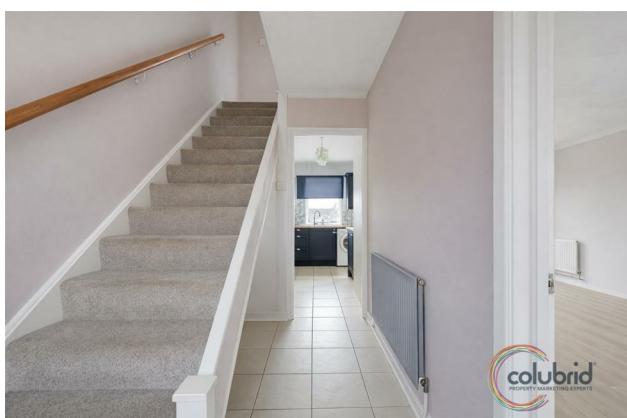


Ground Floor



First Floor





**Colubrid.co.uk**