



## Conrad Road, Stanford-le-Hope

Guide Price £400,000



- Generous three bedroom semi-detached family home occupying a substantial corner plot on Conrad Road in Stanford-le-Hope
- Planning permission granted for a double storey side extension to create a spacious four bedroom home (please refer to plan drawings on listing)
- Welcoming entrance hallway leading to a bright and impressively sized lounge/diner, ideal for both everyday living and entertaining
- Well appointed fitted kitchen offering ample storage and preparation space
- Ground floor bathroom providing practical and flexible family accommodation
- Three well proportioned first floor bedrooms, including a principal bedroom with en-suite shower room
- Approved plans to include an entrance porch, separate play room and ground floor WC
- Proposed large open plan kitchen/diner designed to create a contemporary family hub
- Additional fourth bedroom and new family bathroom to first floor as part of the approved extension
- Extensive corner plot with driveway parking and garage to the rear, offering excellent outdoor space and future development potential



## GUIDE PRICE £400,000 - £425,000

**Situated on a generous corner plot along Conrad Road in the ever-popular Stanford-le-Hope, this impressive three bedroom semi-detached house combines move-in-ready comfort with serious “forever home” potential — and yes, the planning permission is already in place for a double storey side extension to create four bedrooms.**

Step inside and you're welcomed by a bright entrance hallway leading to a superb lounge/diner — a genuinely lovely size and perfectly suited to everything from cosy nights in to hosting the whole family at Christmas (with space left over). The kitchen is well appointed with ample storage and work surfaces, while the ground floor bathroom adds everyday practicality.

Upstairs you'll find three good size bedrooms, ideal for growing families, guest space or the all-important home office. The principal bedroom enjoys its own en-suite shower room — because mornings run smoother when there's no queue for the bathroom.

Now for the exciting part. Planning permission has been granted for a substantial double storey side extension (see plan drawings on listing), unlocking the full potential of this already generous plot. The approved plans include an entrance porch, separate play room, ground floor WC and a large open plan kitchen/diner — the kind of sociable, light-filled space that becomes the true heart of the home. Upstairs, the extension will create a fourth bedroom and a family bathroom, elevating the property into a spacious and highly versatile four bedroom residence.

Outside, the standout corner plot offers both immediate enjoyment and the space to make those plans a reality. There's driveway parking and a garage to the rear, ticking the practical boxes while the plot itself does the heavy lifting in terms of future value.

In short: a home you can enjoy today, extend tomorrow and show off on social media throughout. Opportunities with planning already secured — especially on plots like this — don't tend to hang around.

### Area Guide – Stanford-le-Hope

Located within the borough of Thurrock, Stanford-le-Hope is a well-connected Essex town that strikes the perfect balance between community charm and commuter convenience.

The town centre offers a range of everyday amenities including supermarkets, independent shops, cafés and essential services, while nearby retail parks provide additional shopping options. Families are well catered for with a selection of local primary and secondary schools, parks and leisure facilities.

For commuters, Stanford-le-Hope railway station provides direct services into London Fenchurch Street via the C2C line, making it a practical choice for those travelling into the City. Excellent road links via the A13 and M25 also ensure straightforward access to surrounding towns, business hubs and the wider motorway network.

Green open spaces and riverside walks along the Thames Estuary offer a welcome escape from busy daily life, giving the area a semi-rural feel while remaining within easy reach of urban amenities.

Stanford-le-Hope continues to grow in popularity with families and professionals seeking more space, strong transport connections and a genuine neighbourhood atmosphere.



**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.

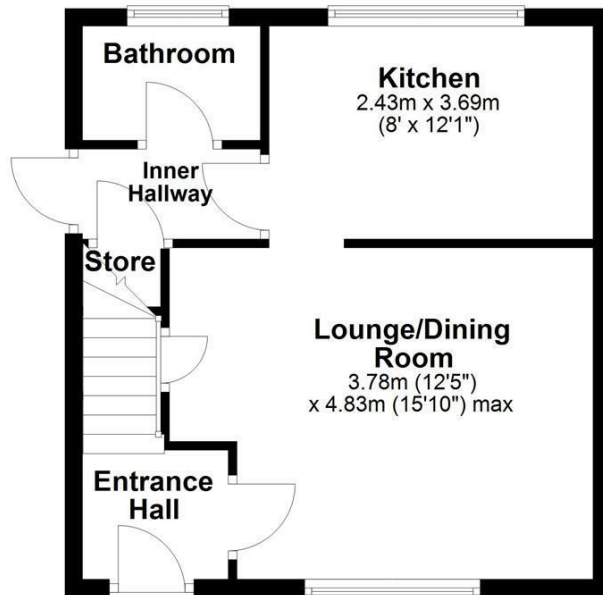
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

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.



**Ground Floor**



**First Floor**

