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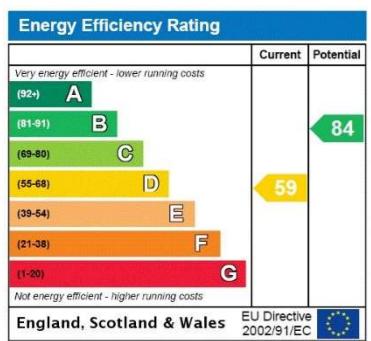


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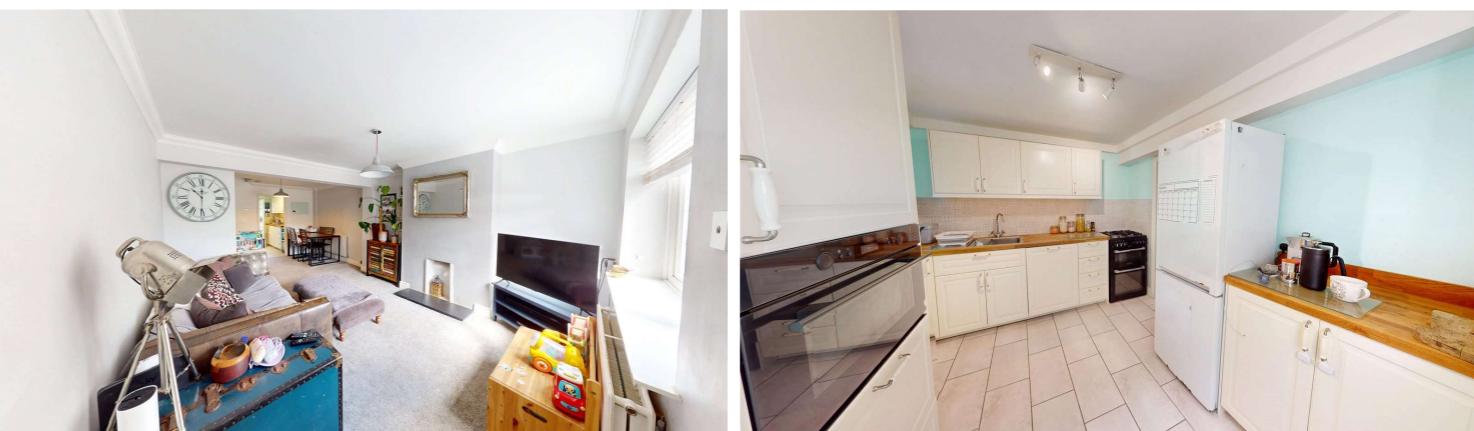
# JOHN COTTIS

ESTATE AGENTS



**Southend Road, Stanford-Le-Hope, Essex, SS17 0PQ | Guide Price £300,000**

- Beautiful and Spacious Character Cottage
- Train Station & Shops, a short walk away
- 2 Double Bedrooms
- Gas Boiler & Radiators plus Double Glazing throughout
- Open plan Lounge & Dining Room



**19 Kings Parade, King Street, Stanford-le-Hope, Essex, SS17 0HP**

**01375 676655** [sales@johncottis.co.uk](mailto:sales@johncottis.co.uk)

[www.johncottis.co.uk](http://www.johncottis.co.uk)

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Registered Office: 21 Lodge Lane, Grays, Essex, RM17 5RY

Truly Impressive, 2 Double Bedroom Character Cottage style home, just a short walk away from Train Station & Shops. This delightful home offers surprising accommodation, lovely garden, modern outbuilding, Lounge & Dining, Gas Heating & Double glazing. Ideal home purchase or Buy to Let investment

ENTRANCE PORCH : Accessed via double glazed door, Double Glazed window to the side, Door to Lounge

OPEN PLAN LOUNGE AND DINING ROOM: 21'11" x 12' : The lounge has a great welcoming feel with double glazed window, fitted carpet, radiator heating, coving to smooth ceiling and open plan layout with Dining area. Useful storage space provided via understairs storage cupboard. Returning staircase gives access to the 1st floor, Access through to kitchen.

KITCHEN : 10'11 x 8'11" : The kitchen too is impressive with its attractive, fitted kitchen design including incorporating an integrated dishwasher, Gas cooker point, wall mounted combi gas boiler, double glazed windows, tile flooring, smooth ceiling and radiator heating, Access to Storage/utility and Lobby link.

Lobby: The lobby links to bathroom and has plumbing for washing machine

STORAGE/UTILITY : 9'9" x 5'7" A very useful space with access to rear garden and tile flooring

LANDING: Fitted carpet, Doors to Bedroom 1 and 2

BEDROOM 1 : 12' x 11'7" Spacious master bedroom with double glazed window, fitted carpet, radiator heating and coved smooth finish ceiling.

BEDROOM 2 : 9'11" x 8'11" Spacious 2nd bedroom with double glazed door and window to the rear, access to loft space, fitted carpet and radiator

BATHROOM: 7'4" X 4'6" The bathroom is very attractively presented with white bathroom suite, towel rail radiator, double glazed windows, tiled flooring and part tiled walls.

GARDEN: Approx 50' max , A lovely rear garden with gated access to the rear, patio and lawn. Deck patio leading to Personal door into outbuilding.

Rear Accessible : The rear is accessible from Victoria Road. ( Potential for drop kerb Access ( s.t.r.c )

LOCATION . This property is very well positioned for town centre restaurants, pubs, shops and train station. Easy access for Bus routes and A13

