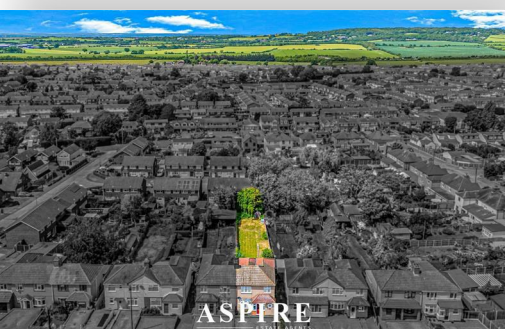


*To arrange a viewing contact us
today on 01268 777400*



St. James Avenue West, Stanford-Le-Hope Guide price £500,000

Aspire are pleased to present this exceptional five bedroom semi detached family home, positioned along the highly regarded St. James Avenue West in Stanford le Hope. Beautifully refurbished and thoughtfully enhanced by the current owners, this is a home that delivers style, space and modern family living in abundance.

From the moment you step inside, the finish is clear to see. The welcoming entrance porch and hallway set the tone, leading through to a generous lounge, perfect for relaxed evenings and family time. To the rear, the heart of the home is undoubtedly the impressive kitchen, dining and family space. Designed with both everyday living and entertaining in mind, this stunning room features a sleek modern finish, lantern roof and bi fold doors opening directly onto the rear garden, creating a bright and sociable space that works beautifully all year round.

The ground floor also benefits from a separate study, ideal for those working from home, along with a stylish shower room which adds excellent practicality for busy family life.

The first floor continues to impress, offering five well proportioned bedrooms, providing plenty of flexibility for growing families, guests or additional work from home space. The family bathroom, newly installed in 2025, has been finished to a superb standard and includes a jacuzzi bath with mood lighting, giving the space a real boutique feel.

The home has also been upgraded behind the scenes, with a full electrical rewire and new combi boiler completed in 2025, offering reassurance alongside the beautiful cosmetic finish.

Externally, the property enjoys a fantastic rear garden, offering plenty of space for entertaining, children to play or simply enjoying the warmer months. The layout flows effortlessly from the kitchen and family room, making the garden feel like a natural extension of the home.

St. James Avenue West is a popular and well connected location, within easy reach of local schools, Stanford le Hope town centre and the mainline train station, making this an ideal choice for families and commuters alike. The area also offers convenient access to local shops, amenities, green spaces and major road links including the A13 and M25.

A beautifully upgraded home in a sought after location, offering generous accommodation, modern finishes and a layout perfectly suited to family life. Early viewing is strongly recommended.

*** GUIDE PRICE £500,000 - £550,000 ***

Porch

Inner Hallway

Shower Room

Study: 3.46m x 3.87m (11'4" x 12'8")

Kitchen / Dining Room: 4.60m x 5.48m (15'1" x 18'0")

Lounge: 5.23m max x 3.11m (17'2" max x 10'3")

Bedroom One: 3.62m x 3.37m (11'11" x 11'1")

Bedroom Two: 2.62m x 3.32m (8'7" x 10'11")

Bedroom Three: 2.55m x 4.34m max (8'4" x 14'3" max)

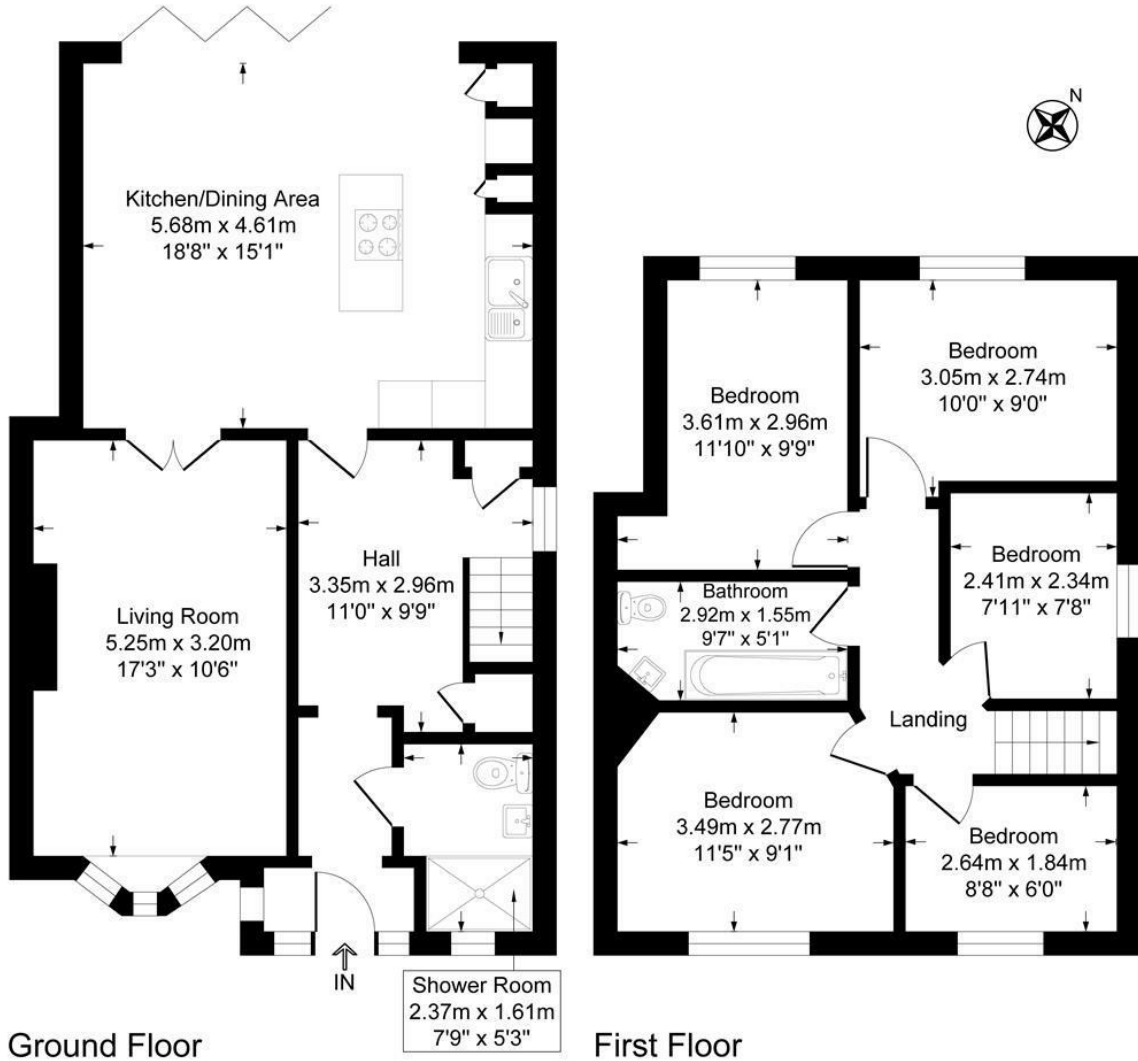
Bedroom Four: 2.64m x 2.36m (8'8" x 7'9")

Bedroom Five: 1.65m x 2.64m (5'5" x 8'8")

Bathroom: 1.85m x 3.37m (6'1" x 11'1")

St James Ave W

Approximate Gross Internal Floor Area = 113.9 sq m / 1226 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.