



## Prospect Avenue, Stanford-le-Hope

£340,000



- A well presented and fantastic size three bedroom family home
- An excellent location within 0.2 miles of Stanford-le-Hope train station
- Located just 0.1 miles from the respected St Clere's School with its "good" Ofsted rating
- Excellent size living space
- Nice size lounge
- Well appointed kitchen
- Modern bathroom
- Three good size bedrooms
- Wonderful size rear garden with potential to extend stpc
- Driveway parking



**Semi-detached three-bedroom Stanford-le-Hope gem! Bright lounge, sleek kitchen, modern bathroom, driveway, rear garden, and just steps from the train station and St Clere's School—family life, sorted.**

Nestled on the charming Prospect Avenue in Stanford-le-Hope, this semi-detached house presents an excellent opportunity for families seeking a well-appointed home. Boasting three spacious bedrooms, this property is designed to accommodate the needs of modern family life.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a generous lounge, perfect for relaxation and entertaining. The contemporary kitchen is both functional and stylish, making meal preparation a delight. The modern bathroom adds to the appeal, ensuring comfort for all family members.

The first floor features three well-sized bedrooms, providing ample space for rest and personalisation. Each room is filled with natural light, creating a warm and inviting atmosphere.

Location is key, and this property does not disappoint. Situated just 0.2 miles from Stanford-le-Hope train station, commuting to London and beyond is both convenient and efficient. Additionally, the highly regarded St Clere's School, with its Good Ofsted rating, is a mere 0.1 miles away, making it an ideal choice for families with school-aged children.

Externally, the property offers driveway parking, a valuable asset in this area. The rear garden is a wonderful size, providing a private outdoor space for children to play or for hosting summer gatherings. There is also potential to extend the property, subject to planning consent, allowing you to tailor the home to your specific needs.

In summary, this well-presented three-bedroom family home in a prime location is a rare find. With its excellent living space, proximity to transport links and schools, and the potential for further development, it is sure to attract considerable interest. Don't miss the chance to make this delightful property your new home.





#### THE SMALL PRINT:

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.

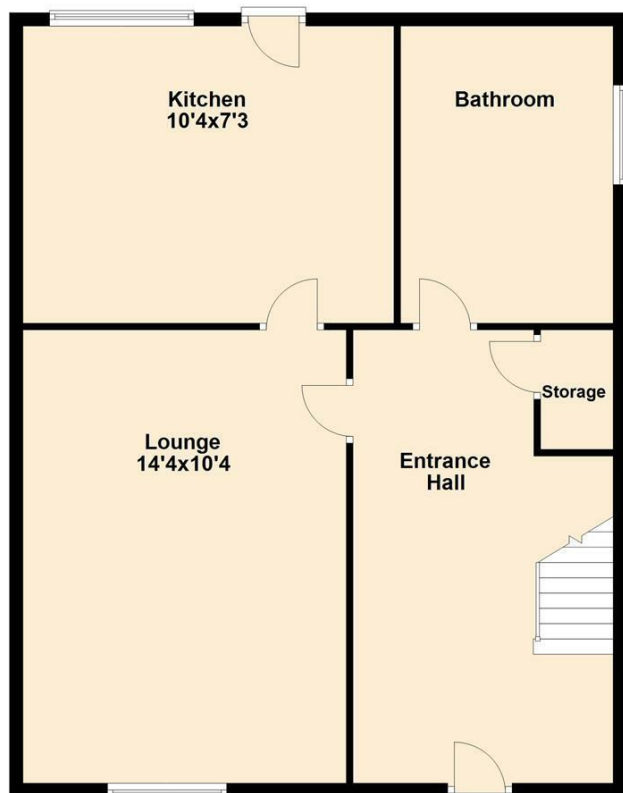
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

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**

