



## Boyce Road, Stanford-Le-Hope

£1,900 Per Calendar Month



- Impressive four-bedroom detached family home in a sought-after residential location.
- Easy access to Stanford-le-Hope Station with direct services to London Fenchurch Street.
- Excellent connectivity to the A13 for convenient commuting across Essex and London.
- Fantastic garage conversion creating a versatile fourth bedroom, home office or additional reception room.
- Spacious main lounge ideal for family living and entertaining.
- Separate dining room perfect for formal meals and special occasions.
- Well-designed kitchen opening directly into a bright and expansive conservatory.
- Conservatory provides a stunning year-round living and entertaining space filled with natural light.
- Low-maintenance rear garden offering outdoor enjoyment without the upkeep.
- Off-street parking for up to three vehicles, a rare and valuable feature.



## **Spacious four-bedroom detached home with versatile garage conversion, conservatory, parking for three cars and excellent commuter links via Stanford-le-Hope Station and A13, offering flexible modern family living.**

Looking for a rental property that delivers space, flexibility and commuter convenience in equal measure? Then prepare to double-tap this impressive four-bedroom detached home on the ever-popular Boyce Road.

Perfectly positioned for modern family living, home working and entertaining, this superb detached residence has been thoughtfully enhanced from its original three-bedroom layout with a garage conversion that creates an incredibly versatile additional room. Whether you need a fourth bedroom, dedicated home office, playroom, gym, media room or second reception space, this fantastic addition adapts effortlessly to your lifestyle.

Step inside and you'll immediately appreciate the generous proportions throughout. The spacious lounge provides the perfect setting for cosy evenings, movie marathons or catching up after a busy day, while the separate dining room offers an ideal space for family meals, celebrations and entertaining guests.

The well-appointed kitchen flows beautifully into a large conservatory, creating a bright and sociable hub of the home where natural light floods in throughout the day. From morning coffees to weekend brunches and summer gatherings, this versatile space is sure to become everyone's favourite spot.

Completing the ground floor is a convenient WC and the superb converted room, giving the property a level of flexibility rarely found in rental homes.

Upstairs, the property continues to impress with three generously sized bedrooms, all offering comfortable accommodation and plenty of space for growing families, professionals sharing or those simply seeking extra room to spread out. A family bathroom serves the first floor and completes the accommodation perfectly.

Outside, the low-maintenance rear garden provides an excellent outdoor retreat without the burden of extensive upkeep, leaving more time to relax and enjoy your surroundings. To the front, off-street parking for up to three vehicles ensures everyday convenience for busy households.

Location is another major highlight. Stanford-le-Hope railway station is within easy reach, providing direct services to London Fenchurch Street, making commuting into the City remarkably straightforward. The nearby A13 also offers excellent road connections across Essex and into London, making this an ideal base for both commuters and families alike.

Spacious, versatile and exceptionally well located, this outstanding detached home offers a lifestyle opportunity that is simply too good to scroll past.



**THE SMALL PRINT:**

Material Information: <https://reports.sprift.com/property-report/124-boyce-road-stanford-le-hope-ss17-8rj/5331334>

**Tenancy Fees**

Holding Deposit: 1 week's rent to say "we like you."

**Security Deposit:**

Under £50k/year - 5 weeks' rent

£50k+ - 6 weeks' rent

Covers damages or "oops" moments.

**Other Fees:**

Lost keys/lock replacement: full cost + £15/hr admin

Contract change/tenancy tweak: £50

Late rent: 3% interest above base rate

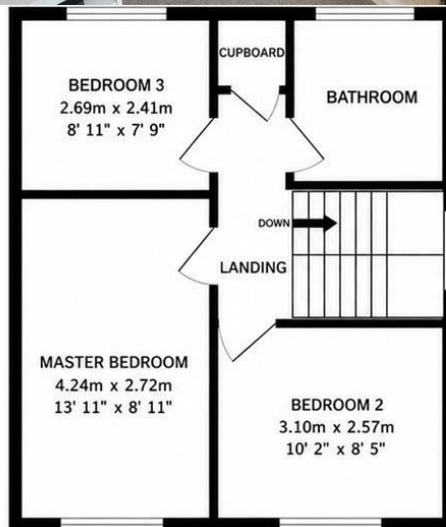
Property Management - All properties managed by Property Stop, not us. More info: [www.property-stop.com](http://www.property-stop.com).

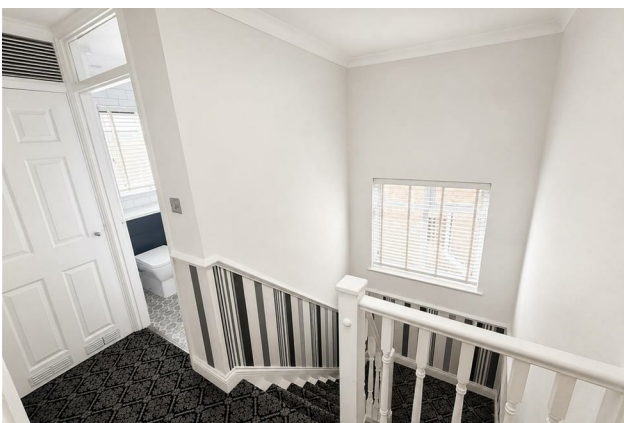
Tenant Protection - Managed by Property Stop. Client Money Protection (CMP) included.

Colubrid is in The Property Ombudsman Redress Scheme—rules are followed, you're protected.



GROUND FLOOR





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