



## Grove Road, Stanford-Le-Hope

Guide Price £375,000



- Three-bedroom semi-detached home arranged across three thoughtfully designed floors
- Spacious loft conversion creating a genuine double bedroom on the top floor
- Extended through lounge/dining room flowing into the kitchen — perfect for modern family life
- Bright and sociable living layout ideal for entertaining
- Generous, low-maintenance rear garden made for relaxing, not labouring
- Practical side access — because convenience matters
- Modern first-floor shower room
- Double glazing replaced approximately five years ago
- Moments from Stanford-le-Hope Recreation Ground and Stanford-le-Hope Primary School (Ofsted: Good)
- Just 0.6 miles to Stanford-le-Hope Station for London commuters



**Guide Price - £375,000 - £400,000**

**If space, style and superb convenience are high on your wish list, then Grove Road might just be your next move.**

**Set within easy reach of everything that makes Stanford-le-Hope such a popular choice for families and commuters alike, this beautifully arranged three-bedroom semi-detached home offers versatile living across three floors — and yes, there's a loft conversion that genuinely feels like a proper room, not an afterthought.**

From the moment you arrive, the home presents an inviting first impression, complete with valuable side access (because we all know how useful that is when the garden furniture arrives). Step inside and the space unfolds effortlessly.

The extended through lounge/dining room is bright, welcoming and perfectly balanced between cosy evenings and lively dinner parties. It flows naturally into the kitchen, creating that all-important sociable heart of the home. Whether it's midweek homework at the table or weekend entertaining with friends, this layout simply works.

Upstairs, the first floor hosts a well-proportioned double bedroom to the front, a comfortable single to the rear (ideal as a nursery, home office or dressing room), and a modern shower room that keeps mornings running smoothly.

And then there's the top floor. The loft conversion delivers a spacious double bedroom that feels private, peaceful and wonderfully versatile. Principal suite? Guest haven? Teenager's retreat? You decide.

Outside, the garden is generously sized yet refreshingly low maintenance — meaning more summer barbecues, less Saturday weeding. It's a space designed to be enjoyed, not endlessly worked on.

Practical touches add even more appeal, including double glazing installed approximately five years ago and a modern combi boiler for efficient heating and hot water.

Location-wise, it's hard to beat. You're just 0.6 miles from Stanford-le-Hope railway station, offering direct links into London, while motorists will appreciate swift access to the A13 and M25.

Families will love being close to Stanford-le-Hope Recreation Ground for weekend walks and playtime, as well as Stanford-le-Hope Primary School, proudly rated Good by Ofsted.

In short? A home that delivers on space, practicality and location — with a loft room that might just steal the show.



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**THE SMALL PRINT:**

Material Information: <https://reports.sprift.com/property-report/61-grove-road-stanford-le-hope-ss17-0ed/5071827>

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.

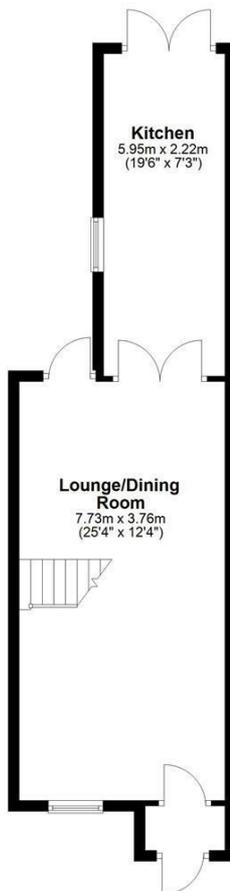
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

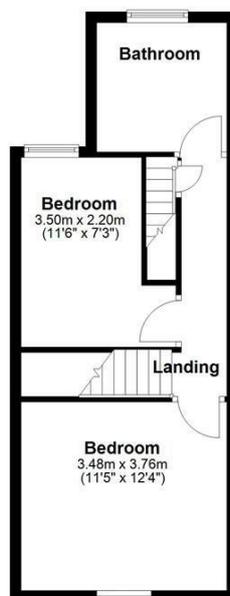
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



**Ground Floor**



**First Floor**



**Second Floor**





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