



FOR SALE

**Kingsman Road,
Stanford-Le-Hope SS17 0JP**

Guide Price £350,000 Freehold Council Tax Band - C

3  1  1  1011.82 sq ft

- Three Bedroom Terrace House
- Driveway For Two Cars
- Modern Decor Throughout
- Fitted Kitchen With Integrated Appliances
- Large Open Plan Living/Dining Area
- Three Piece Bathroom Suite
- Gas Central Heating
- Luxury Patio Area With Low Maintenance Garden
- Close To Mainline Station
- Call Now To Arrange A Viewing

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

*** GUIDE PRICE £350,000 - £375,000 ***

Welcome to Kingsman Road, Stanford-Le-Hope and this charming Three Bedroom terraced house. As you step inside, you are greeted by a cosy reception room, perfect for relaxing with family or entertaining guests.

With three bedrooms, this property is suitable for a growing family or for those who enjoy having a home office or guest room. The property boasts a generous 1,012 sq ft of living space, providing plenty of room to make it your own. The property has been refurbished to a high standard throughout and has an ultra modern kitchen, modern flooring throughout and a low maintenance garden.

One of the stand out features of this property is the off street parking which has space for two vehicles.

The property is being sold with no onward chain.

With access to all local amenities and close proximity to the A13, viewing is highly recommended.

Measurements

Lounge - 16'7 x 11'10 (5.05m x 3.61m)

Kitchen/Diner - 20'9 x 8'8 (6.32m x 2.64m)

Bathroom - 6'4 x 5'8 (1.93m x 1.73m)

Bedroom 1 - 11'11 x 7'9 (3.63m x 2.36m)

Bedroom 2 - 10'2 x 10'0 (3.10m x 3.05m)

Bedroom 3 - 8'11 x 6'7 (2.72m x 2.01m)

Interior

There is an enclosed welcoming porch to the front of the property which leads directly into the lounge with stairs to the first floor and opening through to the kitchen/diner which offers a modern fitted kitchen with built in oven and hob, integrated washing machine and dish washer. The first floor offer two double bedrooms and one single bathroom and a modern three piece bathroom. The property has the added benefits of gas central heating and double glazing.

Exterior

A low maintenance rear garden commencing with a slabbed patio area with the remainder laid to astro turf. There is a further patio area to the rear of the garden to capture sun throughout the day and a brick built out building. The driveway is paved providing off street parking to the front of the property.

Location

With just a short stroll from the mainline train station with direct connections to Fenchurch Street, this property is in prime location, making commuting a breeze and opening up the best of city living while retaining the peace and tranquillity of an excellent location.

School Catchment

St Cleres Secondary School

St Josephs Catholic Primary School

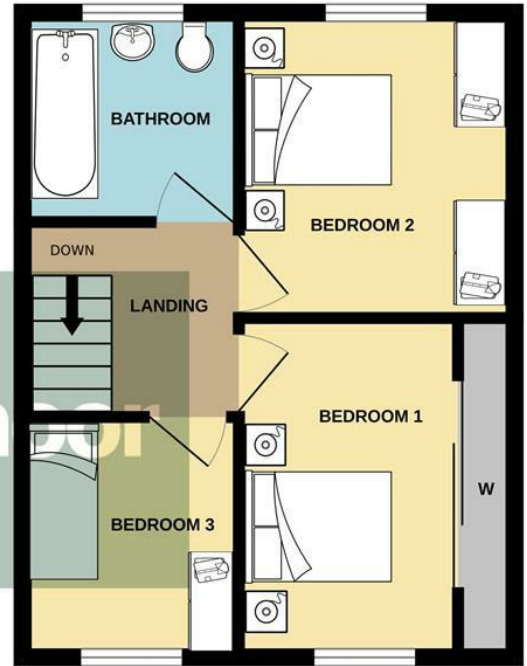
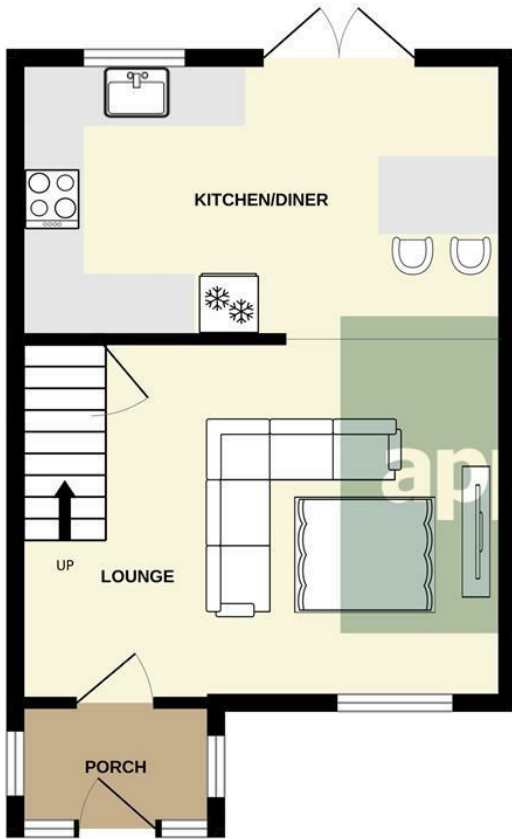
Tenure

Freehold



GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
		87
	74	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
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	

AGENTS NOTES: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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