

Fairview Avenue, Stanford Le Hope

Guide Price £375,000

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- Extended character property packed with period charm, original features and generous accommodation arranged over multiple levels.
- Impressive front lounge featuring a beautiful bay-fronted sash window and feature fireplace, creating a welcoming space with plenty of personality.
- Separate dining room/second reception offers fantastic flexibility as a formal dining room, snug, playroom or home-working space.
- Spectacular extended kitchen/diner/family room provides a huge social hub designed for cooking, dining, entertaining and everyday family life.
- Striking 360-degree wood burner forms a fantastic centrepiece within the kitchen/family area and adds warmth and character in equal measure.
- Separate utility room provides valuable additional practicality and access to the property's cellar — another wonderfully unusual and useful feature.
- Three first-floor bedrooms, including a characterful front master bedroom retaining original sash windows and its original fireplace.
- Stylish family bathroom features a three-piece suite complete with a freestanding Victorian-style roll-top bath.
- Additional boarded loft room on the top floor provides useful and versatile extra space to complement the main accommodation.
- Magnificent established rear garden extending approximately 250ft with lawn, patio and decking areas, plus front parking and a location approximately 0.3 miles from Stanford-le-Hope station.

Guide Price £375,000-£425,000

Extended character home with huge kitchen/family room, 360-degree wood burner, original sash windows, cellar, loft room and magnificent 250ft garden, just 0.3 miles from Stanford-le-Hope station.

If you like your homes with character, space and just a little bit of swagger, this extended property on Fairview Avenue could be exactly what you've been waiting for.

Step through the front porch and into a home that blends period charm with the sort of living space modern families dream about.

The welcoming lounge sits to the front and immediately sets the tone. A fabulous bay-fronted window brings in plenty of natural light, while the feature fireplace adds that all-important character. It's a proper lounge too — somewhere to actually put your feet up rather than simply admire from the doorway.

An inner lobby provides access to the ground-floor cloakroom/WC before leading through to the separate dining room/second reception room. Dining room, playroom, home office, snug or somewhere to hide from everyone else for five minutes — the choice is yours.

And then comes the main event.

The extended kitchen/diner/family room is huge and unquestionably the heart of this home. Designed for everyday family life and entertaining on a grander scale, there's room to cook, dine, gather and socialise without anybody getting under anybody else's feet. Taking centre stage is a fantastic 360-degree wood burner, creating a real focal point and making this an impressive room whatever the season.

There's also a separate utility room, which provides access down to the cellar — another useful and characterful addition to an already seriously interesting home.

Head upstairs and the first-floor landing serves three bedrooms and the family bathroom. The master bedroom occupies the front of the property and continues the period theme beautifully with an original fireplace.

The family bathroom is another room with plenty of personality, with its three-piece suite including a freestanding Victorian-style roll-top bath — because some bathrooms deserve more than a quick shower and a rushed exit.

Stairs continue to the top floor where you'll find a boarded loft room, offering yet more useful space and flexibility.

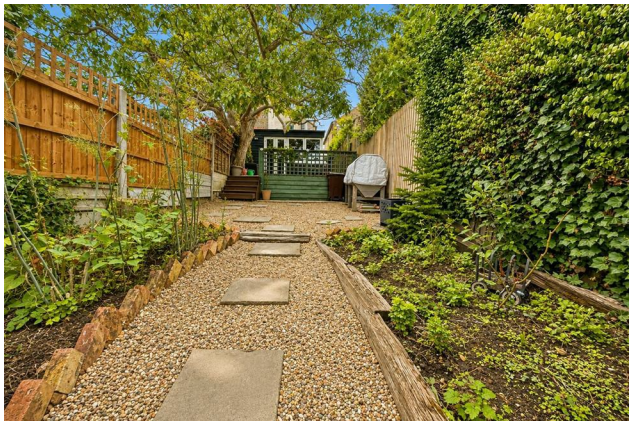
But just when you think this house has played all its cards, step outside.

The beautifully established rear garden extends to approximately 250ft and is quite simply a delight. This isn't just a garden; it's practically your own private park. With multiple areas including lawn, patio and decking, there's space for summer entertaining, children to play, keen gardeners to get creative or simply to find a quiet spot and disappear with a coffee.

Parking is available to the front, while the location makes everyday life particularly convenient. Fairview Avenue is approximately 0.3 miles from Stanford-le-Hope railway station, offering direct services towards London Fenchurch Street, while the A13 is also easily accessible.

Character, original features, a huge extended living space, a cellar, versatile loft room and around 250ft of established garden — this is one of those homes where there's always another feature waiting around the corner.

Early viewing is strongly recommended. Mainly because describing that garden is one thing. Seeing it is quite another.







THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/56-fairview-avenue-stanford-le-hope-ss17-0dt/5587808

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!

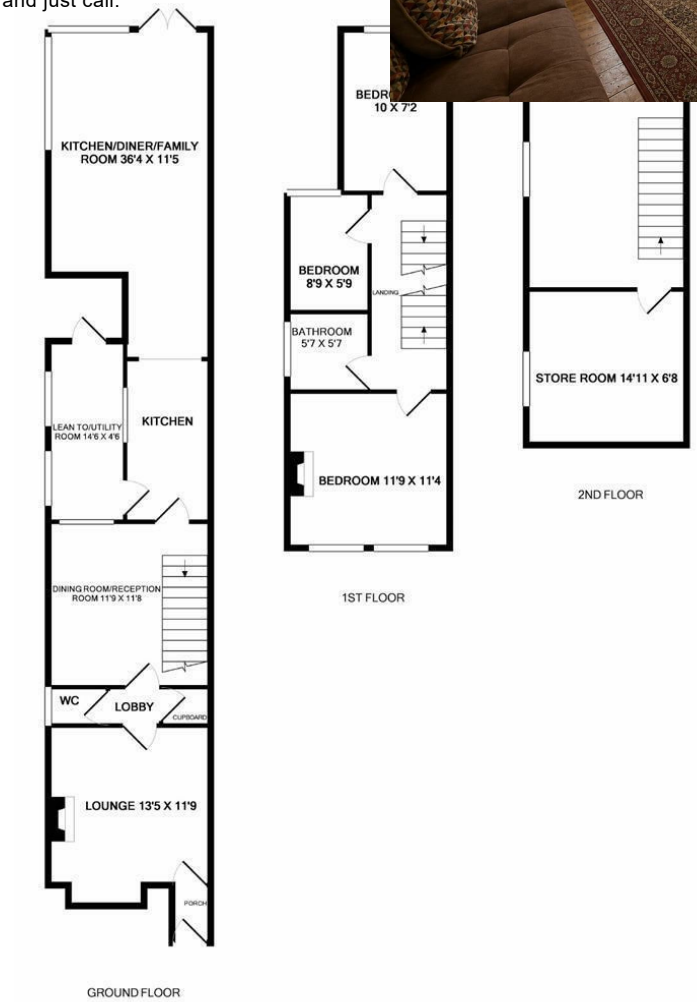
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

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.

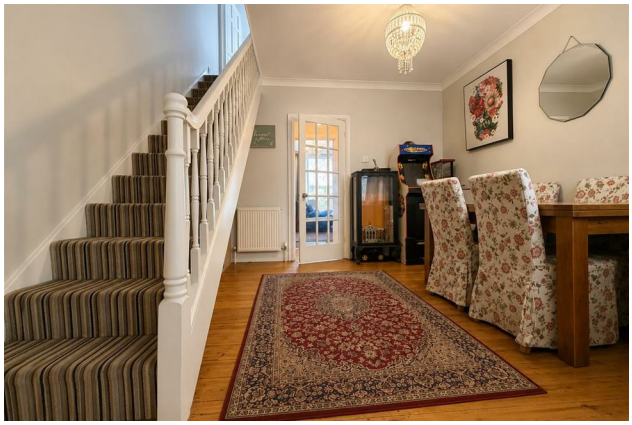




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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