



Larkfield Stanford-le-Hope SS17 9EA

- Gas Central Heating with Combi Boiler
- Double Glazed
- Lounge 20'1 x 11'10
- Sitting/Dining Room 16'10 x 8'5
- Modern Ground Floor Shower Room
- Three Bedrooms, all with Fitted wardrobes
- Modern En-Suite Shower Room
- Garage/Workshop 26' x 8'2
- Carport via Own Drive
- Sought After Cul de Sac Location



This three bedroom semi detached chalet bungalow is situated in a peaceful cul-de-sac within the sought after Old Corringham area and offers a double length garage/workshop which offers potential to reconfigure as part of the living accommodation. This desirable property has been extended to the rear and undergone a loft conversion to provide well thought out and spacious accommodation and is being offered with the advantage of no onward chain.

£400,000 Freehold

**"To view the full sales particulars,
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The property benefits double glazing throughout and gas central heating with a combi boiler and features a horse shoe shaped entrance hall with two spacious built in double cupboards with sliding doors and access to all ground floor rooms and stairs to first floor. A fully tiled shower room which is fully tiled in modern ceramics with fully enclosed shower cubicle and modern L' shaped range of white cupboards with inset low level wc and moulded sit on wash hand basin. The spacious lounge is accessed from the hall by double doors and offers a feature red brick fireplace with media corner and two double glazed windows to the front make this a light and airy room. The separate sitting/dining room is of a good size with door leading to kitchen which is fitted in a range of medium oak base, wall mounted and full height units to three aspects with feature corner extractor canopy over ceramic hob. Separate integrated mid height double oven and concealed appliance space with sliding doors to the side to access the garden area.

The first floor landing gives access to three good size bedrooms with modern sliding wardrobes in the master bedroom concealing centre media wall and walk in modern fully tiled en-suite with shower cubicle, vanity wash hbasin and low level wc. The second bedroom offers fitted wardrobes and the third bedroom fitted cupboards and desk unit.

The rear garden begins with a covered patio area with remainder laid to lawn with rear personal door to workshop and has fenced boundaries. The front garden is of a very good size and is laid to lawn with retaining dwarf brick wall but offers the opportunity of providing off road parking for several vehicles. There is an independent drive, which itself offers off road parking and leads to carport area which in turn leads to garage and workshop which offer the potential of converting to living area.

Entrance Hall:

Feature hors shoe shape.

Shower Room Wc:

Spacious Lounge:

20' 1" x 11' 10" (6.12m x 3.61m)

Sitting/Dining Room:

16' 10" x 8' 5" (5.13m x 2.57m) plus bay window

Fitted Kitchen:

12' 7" x 9' 0" (3.84m x 2.74m)

Landing:

Bedroom One:

11' 6" x 9' 3" (3.51m x 2.82m) plus wardrobes

En-Suite Shower Room:

Bedroom Two:

10' 4" x 6' 11" (3.15m x 2.11m)

Bedroom Three:

7' 7" x 7' 3" (2.31m x 2.21m) plus wardrobes

Rear Garden:

Front garden:

Garage/Workshop:

13' 10" x 8' 2" (4.22m x 2.49m) plus 12' 2" x 8' 2" (3.71m x 2.49m)

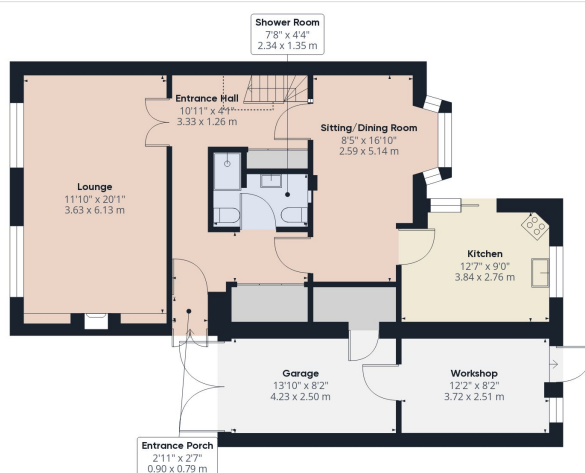
Council Tax:

Thurrock Council

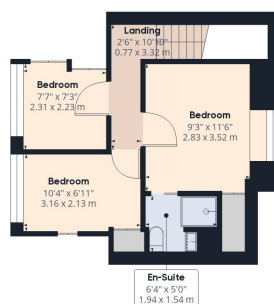
Band D (£2040.66 per annum)

Disclaimer:

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers/tenants arrange for a qualified person to check all appliances/services before legal commitment.



Floor 0



Floor 1

Approximate total area⁽¹⁾

1272.94 ft²

118.26 m²

Reduced headroom

11.95 ft²

1.11 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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