



## Golding Crescent Stanford-le-Hope SS17 7AZ

- Upvc Double Glazed
- Gas Central Heating
- Family / Dining Room 17'11 x 12'7
- Snug/Lounge 16'4 x 9'4
- Modern Fitted Kitchen
- Four Goodsized Bedrooms
- Bathroom and Separate Shower Room
- 35' Rear Garden
- Off Road Parking
- Potential For Dual Family Living



Connollys are delighted to offer this four bedroom detached dwelling which affords accommodation of an exceptionally versatile and flexible nature which would readily suit more than one generation of the same family wishing to live together with its ground floor bedroom and additional lounge and shower room. The property is located in cul de sac location betwixt and between both Stanford Le Hope and Corringham town centres. The property has recently been extended to rear, with new Upvc double glazed windows and many other improvements including a social rear garden with seating areas and bar.

# O.I.E.O £475,000 Freehold

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

### Entrance:

Via feature double glazed composite door with lead lite and stained glass feature to:

### Entrance Hall:

Smooth plastered ceiling. Radiator. Under stairs storage. Laminate wood flooring. Stairs to first floor. Doors to rooms:

### Snug/Lounge:

16' 4" x 9' 4" (4.98m x 2.84m). Double glazed bow window with deep sill to front. Smooth plastered ceiling with ornate ceiling rose. Radiator. Fitted carpet.

### Dining Room/Bedroom Four:

13' 9" x 7' 8" (4.19m x 2.34m). Upvc double glazed window to front. Smooth plastered ceiling with inset spotlights. Radiator. Fitted carpet.

### Shower Room:

10' 5" x 7' 0" (3.17m x 2.13m). Upvc double glazed window to flank. Smooth plastered ceiling. Modern white suite comprises walk-in shower cubicle with mains shower, wash hand basin set in modern drawer unit below and low level WC. Built in floor to ceiling cupboard housing combi boiler serving central heating and domestic hot water systems. Heated towel rail. Fully tiled to shower area. Ceramic tiled floor.

### Fitted Kitchen:

17' 2" x 7' 8" (5.23m x 2.34m). Part open open aspect to family/dining room. Upvc double glazed window to rear. Coving to smooth plastered ceiling. Fitted in a modern range of base level units to all aspects with contrasting wood effect rolled edge work surfaces over and inset stainless steel sink unit. Matching range of wall mounted units with cooker hood over electric hob with separate integrated oven below. Modern tiled splash back areas. Appliance space. Laminate wood flooring.

### Family Room:

17' 11" x 12' 7" (5.46m x 3.84m). Newly fitted Bi-fold doors opening out to rear garden. Smooth plastered ceiling with inset spotlights and feature roof lantern. Radiator. Laminate wood flooring.

### Landing:

Textured ceiling. Access to loft. Fitted carpet.

### Bedroom One:

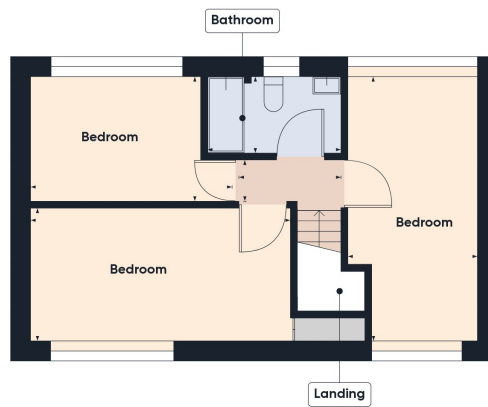
16' 4" x 8' 6" (4.98m x 2.59m). Upvc double glazed window to front. Coving to textured ceiling. Radiator. Built in over stairs cupboard. Wood effect vinyl flooring.

### Bedroom Two:

11' 0" x 8' 0" (3.35m x 2.44m). Upvc double glazed window to rear. Coving to textured ceiling. Radiator. Wood effect vinyl flooring.



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1225.58 ft<sup>2</sup>  
113.86 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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