



Abbotts Drive Stanford-le-Hope SS17 7BW

- Gas Central Heating
- Upvc Double Glazed
- Lounge/Diner 23'6 x 10'10 (max)
- Fitted Kitchen
- Popular Location
- 4 Bedrooms with additional Loft Room
- Bathroom and Shower Room
- 90' Rear Garden
- Off Road Parking
- Unoverlooked To Rear



We are pleased to offer to the market this well presented four bedroom semi detached house located within walking distance of Corringham town centre and approximately one mile from Stanford mainline station to London. The property has been extended into the loft, benefits an unoverlooked 90' approx rear garden and generous off road parking.

O.I.E.O £400,000 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

**"To view the full sales particulars,
please visit our website:
www.connollysestates.co.uk"**

Entrance:

Via Upvc double glazed door to:

Entrance Hall:

Textured ceiling. Upvc double glazed window to flank. Under stairs cupboard. Radiator. Laminate wood flooring. Stairs to first floor. Doors to lounge and to:

Fitted Kitchen:

10' 8" x 7' 3" (3.25m x 2.21m) Upvc double glazed window to flank. Upvc double glazed window and door to rear. Fitted in a range of grey painted base and wall mounted units to two aspects with rolled edge work surfaces and inset stainless steel one and a half bowl single drainer sink unit. Integrated gas hob and electric oven. Appliance space. Tiled splashbacks. Laminate wood flooring.

Lounge/Diner:

23' 6" x 10' 10" (7.16m x 3.30m) Upvc double glazed bow window with deep sill to front. Upvc double glazed French doors opening out to rear garden. Patterned textured ceiling. Feature fireplace with inset fitted log effect electric fire. Two radiators. Laminate wood flooring.

First Floor Landing:

Textured ceiling. Fitted carpet. Stairs to second floor. Doors to rooms.

Bedroom Four/Study:

6' 6" x 6' 1" (1.98m x 1.85m) Upvc double glazed window to front. Textured ceiling. Radiator. Laminate wood flooring.

Bathroom:

6' 6" x 9' 7" (1.98m x 2.92m) Obscured Upvc double glazed window to flank. Textured ceiling. White suite comprises panelled bath with electric shower over, pedestal wash hand basin and low level WC. Fully tiled walls. Heated towel rail. Vinyl flooring.

Bedroom One:

12' 3" x 8' 4" (3.73m x 2.54m) Upvc double glazed window to front. Coving to textured ceiling. Fitted sliding mirror wardrobes to one wall. Two built in cupboards. Radiator. Laminate wood flooring.

Bedroom Two:

10' 3" x 10' 10" (3.12m x 3.30m) Upvc double glazed window to rear. Textured ceiling. Radiator. Fitted carpet.

Second Floor Landing:

Textured ceiling. Fitted carpet. Doors to rooms.

Shower Room:

5' 11" x 7' 9" (1.80m x 2.36m) Obscured Upvc double glazed window to rear. Textured ceiling. White suite comprises shower cubicle with electric shower, pedestal wash hand basin with splashback and low level WC. Radiator. Vinyl flooring.

Bedroom Three:

8' 11" x 7' 9" (2.72m x 2.36m) Upvc double glazed window to rear. Textured ceiling. Radiator. Under eaves storage. Fitted carpet.

Bedroom/Storage:

7' 10" x 11' 3" max (2.39m x 3.43m) Velux window to front. Smooth plastered ceiling. Built in eaves cupboard housing combi boiler serving central heating and domestic hot water systems. Further eaves storage. Radiator. Fitted carpet.

Rear Garden:

Approximately 90' in length, unoverlooked and backing on to school fields. The garden is commenced by block paved patio which leads to raised timber decked area with steps to remainder of garden which is partly lawned with shingled and paved seating area with pagoda and pizza oven. Flower and shrub borders. Fenced boundaries. Beyond this there is a paved area with a number of sheds and greenhouse which will remain. Side access to:

Front Garden:

Shingled providing off road parking. Shared driveway to rear garden which previously had a garage.

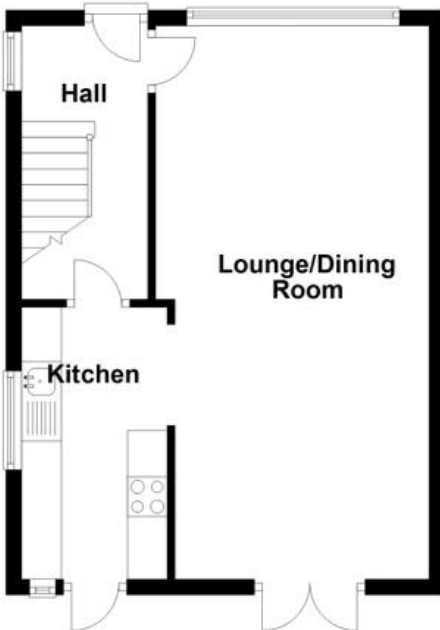
Council Tax:

Thurrock Council:

Band C £1,542.32 per annum (Before discounts, if applicable).

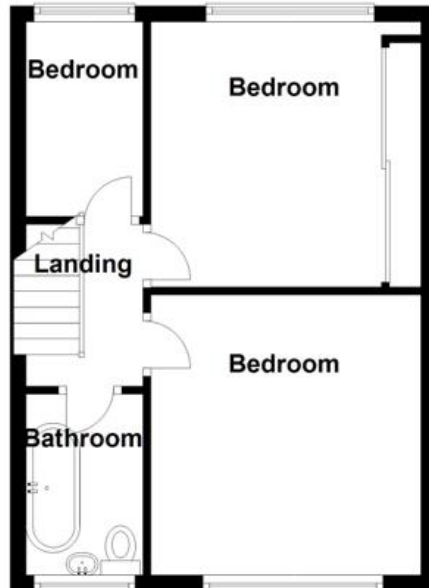
Ground Floor

Approx. 36.1 sq. metres (388.5 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.6 sq. feet)



Second Floor

Approx. 23.1 sq. metres (248.3 sq. feet)



Total area: approx. 94.1 sq. metres (1013.4 sq. feet)

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