



Stratford Gardens Stanford-le-Hope SS17 7AU

- Two Good Size Bedrooms
- Gas Central Heating
- Double Glazed Windows
- Modern Fitted Kitchen
- Lounge 13'11 x 11'8
- Utility Area
- Sunroom 11'0 x 9'0
- Shower Room/WC
- Summerhouse/Bar 16'3 x 8'6
- Ideal First Purchase



Connollys are pleased to offer for sale this charming two-bedroom house which boasts plenty of room to breathe and live well. Encompassing two bedrooms, one bathroom, and a layout that is both functional and inviting, there is much to appreciate. On the ground floor, you will find a sunny sunroom/conservatory, a cosy living room, nice sized kitchen opening onto a utility area. The first floor you will find two bedrooms, bathroom that features a shower. Externally you have a brick build cave currently being used as a bar area for your perfect gatherings. This property truly presents as a welcoming home with ample space to make it your own, an early viewing is highly recommended to really appreciate what this property has to offer.

£315,000 Freehold

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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Entrance Porch:

Hallway:

Stairs to first floor.

Lounge:

13' 11" x 11' 8" (4.24m x 3.56m)

Kitchen:

16' 9" x 7' 11" (5.11m x 2.41m)

Utility Area:

Sun Room:

11' 0" x 9' 0" (3.35m x 2.74m)

Bedroom:

13' 8" x 9' 5" (4.17m x 2.87m)

Shower Room/WC:

Bedroom:

10' 0" x 9' 8" (3.05m x 2.95m)

Rear Garden:

Garden comprises summerhouse/bar.

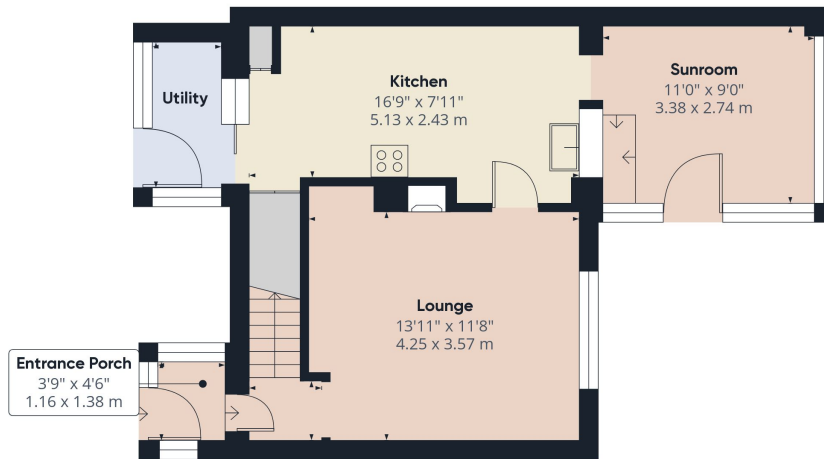
Council Tax:

Thurrock Council

Band B (£1587.18 per annum)(2024/2025)

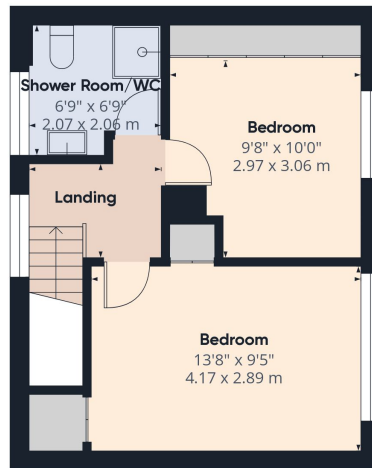
Disclaimer:

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 Building 1

Approximate total area⁽¹⁾
821.6 ft²
76.33 m²



Floor 1 Building 1

(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.

Calculations are based on RICS IPMS 3C standard.

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