



Chantry Crescent Stanford-le-Hope SS17 0DN

- 0.25 Acre Plot with Large Road Frontage
- Spacious Lounge/diner 20'10 x 18'7
- Modern Fitted Kitchen 13'5 x 12'9
- New Upvc Double Glazed Conservatory 14'5 x 13'3
- Family Bathroom and En-suite shower
- Four Double Bedrooms
- Upvc Double Glazed and Gas Central Heating
- Double Garage/Workshop 22'4 x 21'8 With Roof Storage
- Rear Garden and Two Side Gardens
- Close to Railway Station



** Guide Price £600,000 to £625,000 **

Connollys are delighted to offer this four double bedroomed detached executive home with an impressive and generous frontage offering enormous potential for a variety of uses, subject to local authority approval. The property is conveniently situated in a sought after cul-de sac location close to main line station to Fenchurch Street and the amenities on offer in Stanford Le Hope town centre. This delightful home is well presented throughout by the current vendors and offers entrance hall which is currently used as an office area, separate wc, large lounge/diner 20'10 x 18'7, modern fitted kitchen with separate utility room and impressive 14'5 x 13'3 Upvc double glazed conservatory to the ground floor. There is a large landing with area previously used as a study/office area, four double bedrooms, with en-suite shower room to master and family bathroom to the first floor. The property externally offers a pleasant rear garden with detached garage/workshop with spacious loft storage area and potential for creating living accommodation, subject to local authority approval, and off road parking is provided for four vehicles.

£600,000 Freehold

**"To view the full sales particulars,
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(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 composite Upvc double glazed door to:

Entrance Hall:

13' 0" x 7' 6" (3.96m x 2.29m) Large feature floor to ceiling height double glazed window to front. Coving to smooth plastered ceiling with inset spotlights. Radiator. Fitted carpeted stairs to first floor galleried landing with study/workstation area below stairs. Door to lounge/diner. Door to:

Ground Floor WC:

Obscured Upvc double glazed lead lite window to flank. Coving to smooth plastered ceiling. Modern white suite comprises low flush WC and wash hand basin with cupboard below. Half tiled walls. Chrome heated towel rail. Laminate wood flooring.

Lounge/Diner:

20' 10" x 18' 7" (6.35m x 5.66m). Upvc double glazed lead lite window to front. Upvc double glazed lead lite window to rear. Coving to smooth plastered ceiling. Two radiators. Fitted carpet. Door to kitchen and Upvc double glazed lead lite double doors to:

Conservatory:

14' 5" x 13' 3" (4.39m x 4.04m) Upvc double glazed lead lite windows to three aspects with matching sets of Upvc double glazed lead lite french doors to both sides. Fitted carpet. Rolled polycarbonate roof.

Kitchen:

13' 5" x 12' 9" (4.09m x 3.89m) Upvc double glazed lead lite window to rear. Coving to smooth plastered ceiling with inset spotlights. Fitted in a range of modern range beech effect base level units, with contrasting work surfaces and inset stainless steel single unit to three aspects. Matching range of wall mounted units and full height unit with tiled splash backs below and incorporating stainless steel chimney extractor over duel fuel range cooker. Further integrated dishwasher and free standing American style fridge/freezer. Radiator. Ceramic tiled floor. Upvc double glazed door to side. Door to:

Utility:

6' 5" x 5' 6" (1.96m x 1.68m) Obscured Upvc double glazed lead lite window to side. Appliance space with plumbing for washing machine and work surface over tiled splash backs. Ceramic tiled floor.

Landing:

16' 9" x 7' 1" (5.11m x 2.16m) Spacious galleried landing. Upvc double glazed lead lite window to front. Coving to smooth plastered ceiling with inset spotlights. Space for study area. Fitted carpet.

Master Bedroom:

13' 5" x 11' 1" (4.09m x 3.38m) Upvc double glazed lead lite window to rear. Coving to textured ceiling. Modern range of bedroom furniture with fitted wardrobes with adjoining wall mounted box cupboards over bed recess. Further matching fitted wardrobes and vanity unit to opposite wall. Radiator. Fitted carpet. Door to:

En-Suite:

Smooth ceiling with extractor. Fully tiled shower cubicle with mains shower over. Fitted carpet.

Bedroom Two:

13' 9" x 8' 3" (4.19m x 2.51m) Upvc double glazed lead lite window to rear. Coving to textured ceiling. Fitted wardrobes with adjoining box cupboards over bed recess with matching bedside unit and chest of drawers. Further matching cupboard unit with wash hand basin and tiled effect splash backs. Radiator. Fitted carpet.

Bedroom Three:

11' 9" x 10' 7" (3.58m x 3.23m)(Including recess) Upvc double glazed lead lite window to rear. Coving to textured ceiling. Fitted wardrobes with cupboards over bed recess. Matching chest of drawers and vanity unit with wash hand basin set in cupboard with tiled splash backs. Radiator. Fitted carpet.

Bedroom Four:

10' 3" x 8' 7" (3.12m x 2.62m) Upvc double glazed lead lite window to front. Coving to textured ceiling. Radiator. Fitted carpet.

Family Bathroom:

Obscured Upvc double glazed lead lite window to side. Smooth plastered ceiling with inset spotlights. White suite comprises tiled panelled bath with central mixer tap and shower system with body jets over. Wash hand basin set in modern cupboard below and low level WC. Fully tiled walls to three aspects. Fitted carpet.

Rear Garden:

Commenced by patio area with steps up to lawned area with raised flower beds and water feature. Access to front garden. Area to side is covered with areas to garage/workshop and personal door to:

Front Garden:

Extremely wide plot which is mostly laid to lawn and offers potential for extension or extra parking. Own drive providing off road parking for four vehicles and leading to:

Garage/Workshop:

22' 4" x 21' 08" (6.81m x 6.60m).

Two up and over doors. Power and light connected. Stairs to boarded roof area for storage or potential living space subject to planning permission.

Council Tax:

Thurrock Council:

Band E - £2,120.69 (before any discount, if applicable)

Disclaimer:

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors.

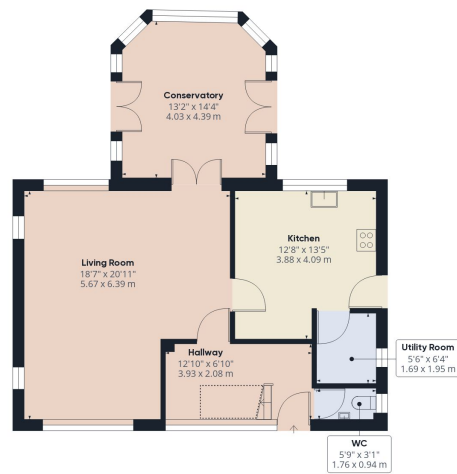
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

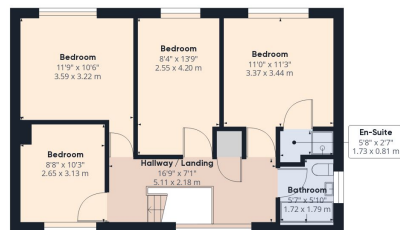
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

STPP equal to subject to planning permission.



Floor 0



Floor 1

Approximate total area⁽¹⁾

1482.04 ft²
137.69 m²

Reduced headroom

16.7 ft²
1.55 m²

(1) Excluding balconies and terraces

⌵ Reduced headroom
(below 1.5m/4.92ft)

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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