



## Thames Crescent Stanford-le-Hope SS17 9DT

- Four Good sized Bedrooms
- Sought after Location
- Lounge 14'6 x 10'10
- Raised Dining Area 11' x 10'10
- Study Area 13'4 x 7'3
- Fitted Kitchen 16'1 x 8'9
- Bathroom/wc with Separate Shower
- Off Road Parking
- Upvc Double Glazed & Gas Central Heating
- 30' Lawned Rear Garden



Connollys are pleased to offer to the market this spacious four bedroom semi detached chalet bungalow which is situated in a sought after turning in Old Corringham. The accommodation on offer comprises entrance hall, lounge with separate raised dining area, study area, and fitted kitchen to the ground floor with two bedrooms, one with en-suite to the first floor. The property externally offers a lawned 30' rear garden with summerhouse/shed and a front garden which provides off road parking. Additionally there is a driveway to the side of the property which provides off road parking and potential for garage via own drive. Also benefitting Upvc double glazing and gas central heating with a combi boiler this property offers great family size accommodation and an early viewing is recommended.

# £450,000 Freehold

**"To view the full sales particulars,  
please visit our website:  
[www.connollysestates.co.uk](http://www.connollysestates.co.uk)"**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		69
(21-38)	F	49	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

**Entrance:**

Via Upvc double glazed door to:

**Entrance Hall:**

Smooth plastered ceiling. Radiator. Laminate wood flooring. Carpeted stairs to first floor. Access to rooms.

**Bedroom:**

12' 10" x 11' 10" (3.91m x 3.61m) Feature Upvc double glazed bay window to rear. Smooth plastered ceiling. Radiator. Fitted carpet.

**Bedroom:**

9' 0" x 8' 10" (2.74m x 2.69m) Upvc double glazed window to flank. Coving to smooth plastered ceiling. Range of fitted sliding door wardrobes to one aspect. Radiator. Laminate wood flooring.

**Bathroom/wc:**

8' 10" x 7' 1" (2.69m x 2.16m) Obscured Upvc double glazed window to rear. Smooth plastered ceiling with inset spotlights. White suite comprises: deep panelled bath with central mixer taps and shower attached, wash hand basin mounted in tiled surface and inset low level wc. Additional fully tiled quadrant shower cubicle with shower unit. Half tiled walls. Heated towel rail. Ceramic tiled floor.

**Lounge:**

14' 6" x 10' 10" (4.42m x 3.30m) Coving to smooth plastered ceiling. Feature illuminated fireplace with tiled hearth. Radiator. Laminate wood flooring. Open aspect to study area and step up to feature raised dining area.

**Raised Dining Area:**

11' 0" x 10' 10" (3.35m x 3.30m) Upvc double glazed window to front. Coving to smooth plastered ceiling. Radiator. Laminate wood flooring.

**Study Area**

13' 4" x 7' 3" (4.06m x 2.21m) Upvc double glazed french doors and two Upvc double glazed windows to rear. Coving to smooth plastered ceiling. Radiator. Laminate wood flooring.

**Landing:**

with doors to two bedrooms.

**Bedroom:**

16' 3" x 9' 5" (4.95m x 2.87m) Upvc double glazed window to rear. Smooth plastered ceiling. Radiator. Fitted carpet. Door to:

### En-Suite Shower Room:

Upvc double glazed window to rear. Smooth plastered ceiling. White suite comprises shower cubicle with shower unit, vanity wash hand basin and low level wc. Fully tiled walls. Heated towel rail. Tiled floor.

### Bedroom:

16' 3" x 7' 5" (4.95m x 2.26m) max. Upvc double glazed window to rear. Radiator. Fitted carpet.

### Rear Garden:

Approximately 30' in length and commenced by concreted hardstanding providing space for table and chairs. The remainder of the garden is mainly laid to lawn with fenced boundaries. Summer house and shed with power and light connected. Side access to:

### Front Garden:

Providing off road parking. Driveway to side of property providing additional off road parking and potential for building a garage via own drive.

### Council Tax:

Thurrock Council

Band D - £2,040.66 per annum (Before discounts, 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.

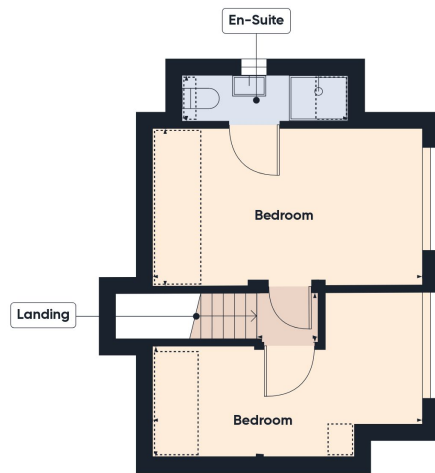
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal 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<sup>(1)</sup>**

1182.52 ft<sup>2</sup>  
109.86 m<sup>2</sup>

**Reduced headroom**

67.3 ft<sup>2</sup>  
6.25 m<sup>2</sup>

(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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