



Brampton Close Stanford-le-Hope SS17 7NS

- Extended Three Bedroom House
- Gas Central Heating with Combi Boiler
- Upvc Double Glazed
- Spacious Open Plan Lounge
- Impressive Kitchen/Diner
- Fully Tiled Bathroom with Separate Shower Cubicle
- Rear Garden with Artificial Lawn and Patio
- Balcony Overlooking Rear Garden
- Off Road Parking to Front & Garage
- Popular Location



We are pleased to welcome you to this spacious and well designed three bedroom house spread over approximately 1000 sq ft and located only a short walk of Corringham town centre and with primary and secondary schools within 0.25 of a mile. This property has been extended to rear to offer an impressive fitted kitchen/diner to the ground floor and second bedroom dressing area and inviting balcony, overlooking rear garden offering a rejuvenating breath of fresh air, with pleasant views to rear. We strongly recommend an early viewing so that you can come make this house your home.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 68 | |
| (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"**

Offers Over £335,000

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This welcoming house offers Upvc double glazing throughout and is heated by gas central heating serviced by a combi boiler. The accommodation on offer to the ground floor is spacious entrance porch with door to spacious open plan lounge which opens to the spacious fitted kitchen/diner with its modern range of cream base, wall mounted and eye level units to two aspects with feature duel fuel range cooker and dishwasher to remain. There is a separate utility area to opposite wall fitted in contrasting grey units with with appliance space and washing machine also to remain. The central area offers a large space for table and chairs, ideal for family dining and there are Upvc double glazed french doors opening to rear garden. The first floor offers three bedrooms with mirror wardrobes to master and extended dressing area with wardrobe space to the second bedroom which leads out to the refreshing balcony area overlooking rear garden. The bathroom is fully tiled and offers a shower cubicle, panelled bath, pedestal wash hand basin and low level wc and ceramic tiled flooring to match walls.

The rear garden is commenced by a tiled patio area with remainder artificially lawned for easy maintenance with fenced boundaries. The garden is unoverlooked to rear with an access to rear pathway leading to garage area. Off road parking is provided to the front which is block paved and there is a separate garage in block nearby.

Contact us now to arrange your viewing.

Entrance Porch:

Open Plan Lounge:

16' 0" x 15' 4" (4.88m x 4.67m)

Fitted Kitchen/Diner:

16' 0" x 15' 3" (4.88m x 4.65m)

Landing:

Bedroom One:

17' 0" x 8' 9" (5.18m x 2.67m)

Bedroom Two:

15' 0" x 7' 6" (4.57m x 2.29m)

Balcony (from Bedroom Two):

Bedroom Three:

11' 0" x 6' 3" (3.35m x 1.91m)

Bathroom with Shower

7' 6" x 6' 0" (2.29m x 1.83m)

Rear Garden:

Approximately 25' 0" (7.62m) in length

Front Garden:

Block paved providing off road parking

Garage:

In block nearby

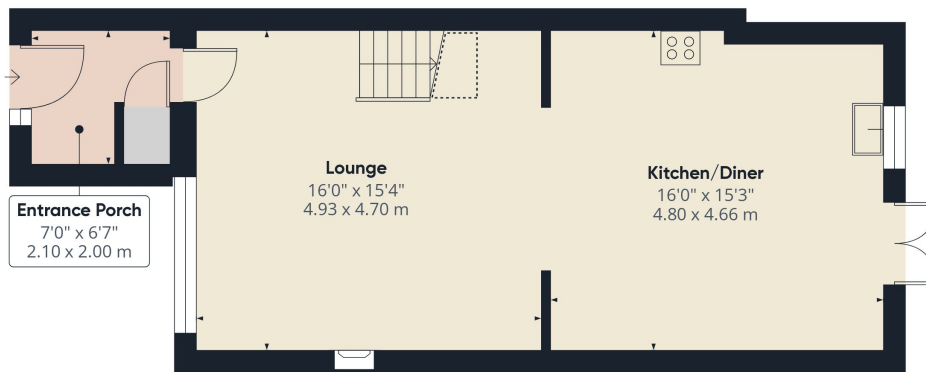
Council Tax:

Thurrock Council

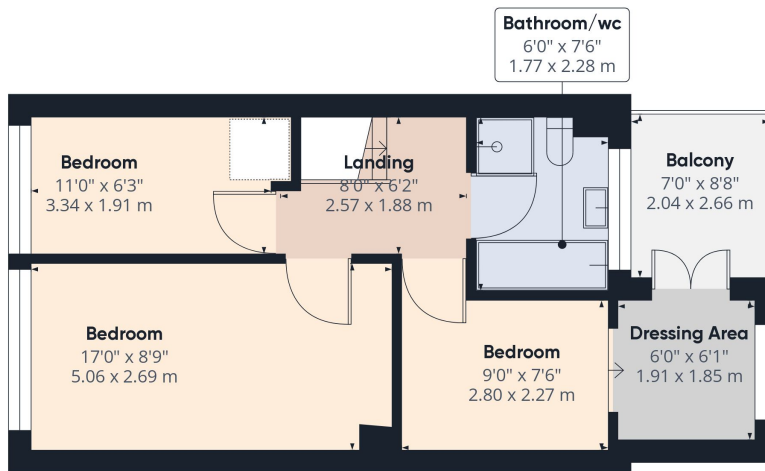
Band C (£1813.92 per annum)

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



Floor 1


Approximate total area⁽¹⁾

948.3 ft²
88.1 m²

Reduced headroom

16.9 ft²
1.57 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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