



## 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



Connollys are delighted to offer this four double bedrooed 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 vehicle

# £587,000 Freehold

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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:

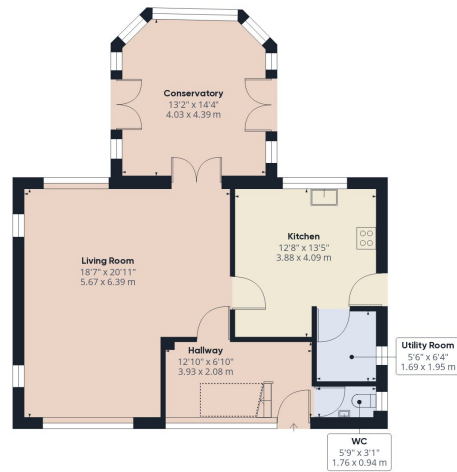
13' 5" x 12' 9" (4.09m x 3.89m) Upvc double glazed lead lite window to rear. Coving to smooth plastered ceiling with inset spotlights. Fitted in a range of modern range beech effect base level units, with contrasting work surfaces and inset stainless steel single unit to three aspects. Matching range 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:

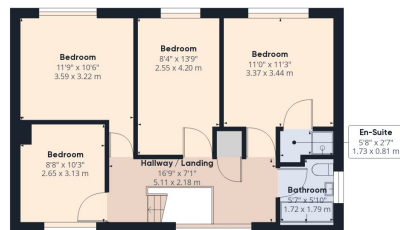
6' 5" x 5' 6" (1.96m x 1.68m) Obscured Upvc double glazed lead lite window to side. Appliance space with plumbing for washing machine and work surface over tiled splash backs. Ceramic tiled floor.

## 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.



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1482.04 ft<sup>2</sup>  
137.69 m<sup>2</sup>

**Reduced headroom**

16.7 ft<sup>2</sup>  
1.55 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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