



## Burrs Way Stanford-le-Hope SS17 9DE

- Double Glazed
- L Shaped Kitchen-Diner
- Play Room / Office
- Three Bedrooms
- Potential For Off Street Parking STPP
- Lounge (13'10 x 13'5)
- Entrance Porch
- No Onward Chain



We are pleased to offer for sale this 3 bedroom terraced house with no onward chain. The property benefits from having double glazed windows, L-shaped kitchen-diner, potential for off street parking (subject to planning permission) and a separate room currently being used as a play room but could be utilised as office space or an alternative of your choice. Viewing is advised to appreciate the accommodation that is on offer.

## £340,000 Freehold

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

### Entrance:

Via UPVC double glazed door to:

### Entrance Porch:

Double glazed window to side, radiator.

### Lounge:

13' 10" x 13' 5" (4.22m x 4.09m) Coved and textured ceiling, double glazed window to front, brick effect feature fireplace, stairs leading to first floor, 2 radiators, opens onto diner area.

### L-Shaped Kitchen Diner:

21' 10" x 14' 0" (6.65m x 4.27m) (the room is L-shaped and measurements are shown are maximum measurements) Fitted with a range of wall and base level units with worktop surfaces, one and a half bowl sink and drainer unit with mixer tap, integrated electric hob and oven with extractor unit over, coved ceiling, door to rear garden, radiator.

### Play room/office:

16' 3" x 9' 2" (4.95m x 2.79m) Double glazed window to side along with UPVC double glazed doors to side.

### Landing:

Access to loft space.

### Bedroom One:

13' 0" x 9' 7" (3.96m x 2.92m) Double glazed window to front, coved ceiling, radiator.

### Bedroom Two:

11' 2" x 9' 0" (3.40m x 2.74m) Double glazed window to rear, fitted sliding wardrobes, coved ceiling, radiator.

### Bedroom Three:

8' 0" x 6' 4" (2.44m x 1.93m) Double glazed window to front, coved ceiling, radiator.

### Bathroom:

Obscure double glazed window to rear, tiled panel bath with mixer taps, shower over bath, wash hand basin with draws under, low level WC, tiled walls and flooring.

### Loft Space:

Roof windows to front and rear, restricted head room.

### Rear Garden:

Paved area with outbuildings.

### Front Garden:

Concrete area with potential for off street parking, subject to planning permission to have a dropped kerb.

### Council Tax:

Thurrock Council:

Band C £1688 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.

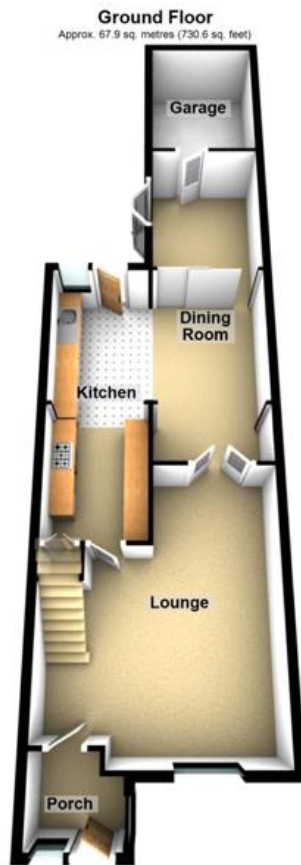
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from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

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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.



Total area: approx. 101.3 sq. metres (1090.5 sq. feet)

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