



## Hardie Road Stanford-le-Hope SS17 0PB

- Three Bedrooms
- Upvc Double Glazed
- Gas Central Heating
- L'shaped Lounge/Diner
- Bathroom/WC
- Fitted Kitchen
- Motivated Seller
- Close Proximity to Train Station
- Games Room/Summerhouse
- Garage



**\*\*\*GREAT LOCATION \*\*\*DETACHED GARAGE \*\*\*GAMES ROOM\*\*\*OWNERS FOUND VECANT POSSESSION.**

This three bedroom modern family home is arranged over two expansive floors. The location is perfect for commuters with road links to the A13/A127 and M25, or a short walk to Stanford-Le-Hope station giving access into central London. This house has been well cared for by the current owners and is impeccable condition throughout. It boasts a L-shaped lounge/diner leading out to a bright sunny garden via french doors, fully fitted kitchen with fitted appliances to the first floor we have three bedrooms and a family bathroom. The rear garden has a games room to rear which offers a great place for entertaining guests. Other benefits include double glazing, gas central heating and detached garage.

**£350,000 Freehold**  
**"To view the full sales particulars,**  
**please visit our website:**  
**[www.connollysestates.co.uk](http://www.connollysestates.co.uk)"**

### Entrance:

Upvc double glazed door to:

### Entrance Porch:

Tiled floor. Door to:

### Hallway:

Coving to textured ceiling. Stairs to first floor. Storage cupboard. Two radiators. Laminate wood flooring.

### Kitchen:

10' 4" x 9' 3" (3.15m x 2.82m) Double glazed window to front aspect and double glazed door to side. Wall and base level units. Rolled edge worktops. Stainless steel sink and drainer. Electric oven and electric hob with extractor above. Tiled splash backs. Space and plumbing for appliances.

### L'Shaped Lounge/Diner:

25' 5" x 12' 10" (7.75m x 3.91m) Double glazed window to front aspect and Coved ceiling. Feature Electric fireplace with surround. Radiator.

Dining Area: Upvc double glazed french door to rear. Space for table and chairs. Laminate wood effect flooring.

### Landing:

Double glazed window to side aspect. Storage cupboard.

### Bathroom/WC:

8' 8" x 6' 2" (2.64m x 1.88m) Obscured double glazed window to both side and rear aspect. Panelled bath with mixer tap and shower screen. Wash hand basin set in vanity unit. Low level WC. Part tiled walls. Access to loft space.

### Bedroom One:

12' 3" x 10' 9" (3.73m x 3.28m) Double glazed window to rear aspect. Fitted wardrobes. Radiator.

### Bedroom Two:

12' 10" x 10' 9" (3.91m x 3.28m) Double glazed window to rear aspect. Radiator. Laminate wood flooring.

### Bedroom Three:

8' 8" x 7' 11" (2.64m x 2.41m)(Stairs encroaching) Double glazed window to side aspect. Radiator.

### Rear Garden:

Decked patio area. Laid to lawn area with water feature. Timber built summerhouse and brick shed. Fenced boundaries.

### Front Garden:

Laid to lawn with part tiled path leading to doorway. Fenced boundaries.

### Garage:

Up and over door.

### Council Tax:

Thurrock Council:

Band C - £1,813.92 (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.

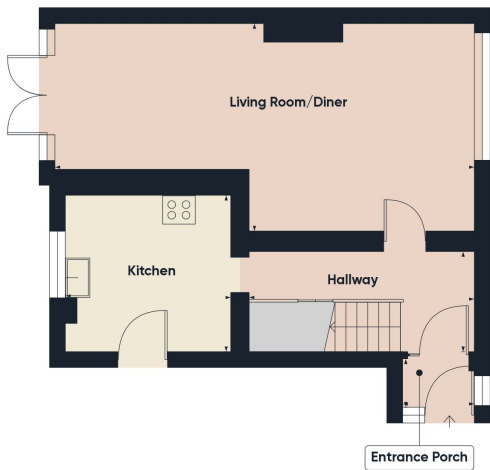
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from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

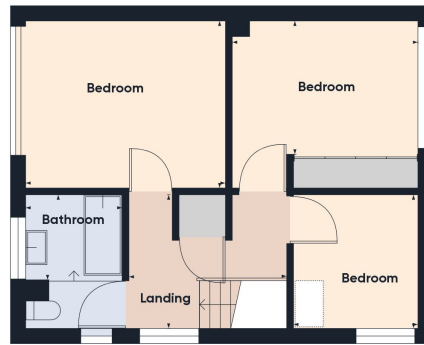
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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

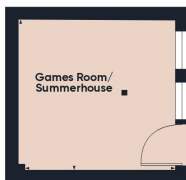
STPP equal to subject to planning permission.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1072.48 ft<sup>2</sup>  
99.64 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360