



## The Sorrells Stanford-le-Hope SS17 7ES

- Spacious Living Room 17'2 x 10'4
- Bespoke Handmade Fitted Kitchen
- Suite of Integrated Appliances
- Fully Tiled Ground Floor Wc
- Separate Dining Area
- Three Good Size Bedrooms
- Fitted Wardrobes to Two Bedrooms
- Modern Fully Tiled Bathroom/Wc
- Garage and Off Road Parking
- Pleasant 40' Rear Garden



**\*\* Guide Price £425,00 to £450,000 \*\***

**\* No Onward Chain \* We are pleased to offer to the market this well presented and good sized three bedroom detached house with a host of handmade/bespoke features. This welcoming home is situated close to Corringham town centre with its many amenities, as well as being convenient for bus stops and schools and is additionally offered with no onward chain.**

# £425,000 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		84
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

### **Entrance Hall:**

### **Lounge:**

17' 2" x 10' 4" (5.23m x 3.15m)

### **Kitchen/Diner:**

17' 1" x 9' 2" (5.21m x 2.79m) plus recess

### **Ground Floor WC:**

### **Landing:**

### **Bedroom One:**

13' 9" x 9' 7" (4.19m x 2.92m)

### **Bedroom Two:**

11' 1" x 9' 11" (3.38m x 3.02m)

### **Bedroom Three:**

10' 11" x 6' 10" (3.33m x 2.08m)

### **Family Bathroom/WC:**

6' 9" x 5' 10" (2.06m x 1.78m)

### **Rear Garden:**

40' (12.19m) approx.

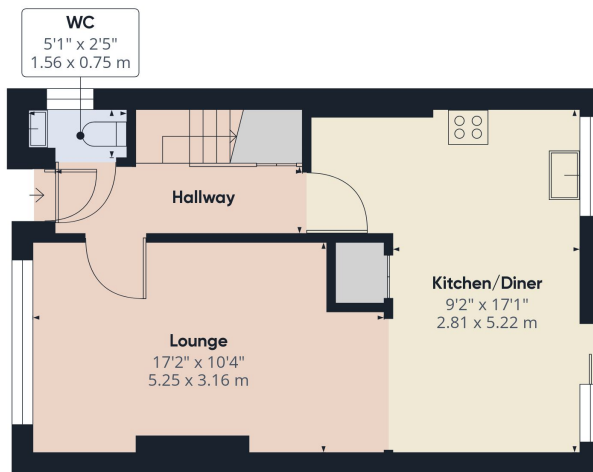
### **Council Tax:**

Thurrock Council

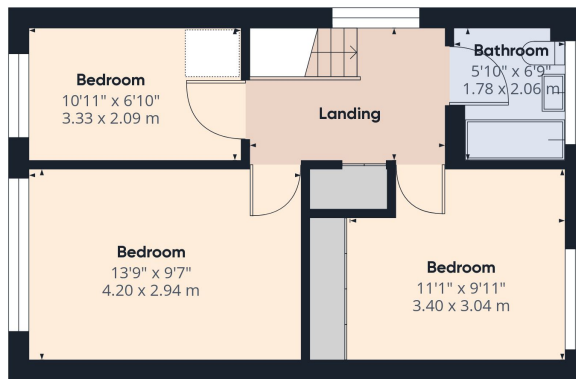
Band D £2,040.66 per annum (Before discounts, if applicable)(2024)

### **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<sup>(1)</sup>

863.05 ft<sup>2</sup>  
80.18 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.

Calculations are based on RICS IPMS 3C standard.

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