



Lyndhurst Road Stanford-le-Hope SS17 7SP

- Three Spacious Bedrooms
- Spacious Open Plan Lounge/Diner 18'10 x 15'9
- Fully Equipped Kitchen
- Off Road Parking within Plot to Rear
- Ground Floor Wc
- Bathroom/Wc with Separate Shower Cubicle
- 36' South Westerly Rear Garden
- Upvc Double Glazed
- Gas Central Heating
- No Onward Chain



Presenting this well presented 3-bedroom, 2-bathroom residence, encompassing a total internal area of approx. area of 886 square feet, spread over two floors the property offers a well-conceived floor plan and spacious accommodation throughout. This end of terrace house sits overlooking a greensward area and is located within easy reach of local schools, bus stops and shops and is offered with the added benefit of no onward chain. We urge prospective buyers to take this opportunity to secure this home that not only caters to your lifestyle needs but also promises a compelling investment potential.

Offers Over £325,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

"To view the full sales particulars,
please visit our website:
www.connollysestates.co.uk"

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This property has upvc double glazed windows throughout and gas central heating with radiators. The ground floor of the property houses a ground floor wc, a welcoming and spacious open plan lounge/diner with french doors opening to the rear garden and a fully equipped kitchen with fitted base, wall mounted and full height units which is completed with a free standing cooker with fitted extractor hood and with integrated fridge/freezer, washing machine and dishwasher. Taking you upstairs, you will find an bathroom offering both, a shower cubicle with fitted electric shower unit and a bath, as well as vanity wash hand basin and low level wc. Additionally, there are 3 spacious bedrooms with deep walk-in wardrobe to master and fitted wardrobes to the the remaining two bedrooms.

The rear garden is approximately 36' in length and is maintained with it's large patio area to two levels. It has a sunny South Westerly aspect and offers off road parking to rear via its double gates, with further parking directly to the rear of the property. The front garden overlooks greensward area and is shingled with a brick wall to its boundaries.

Entrance Hall:

Ground Floor Wc:

Spacious Lounge/Diner:

Fitted Kitchen:

12' 3" x 9' 3" (3.73m x 2.82m)

Landing:

Bedroom One:

Bedroom Two:

10' 9" x 10' 7" (3.28m x 3.23m)

Bedroom Three:

Bathroom/Wc:

Rear Garden:

Approx 36" in length

Off Road Parking:

Within plot to rear

Council Tax:

Thurrock Council

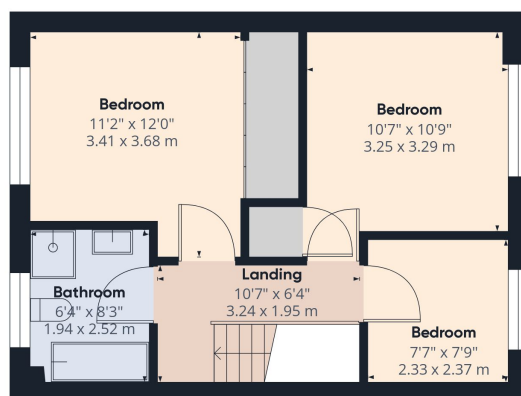
Band C (£1813.92 per annum)

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⁾

886.07 ft²

82.32 m²

Reduced headroom

12.11 ft²

1.12 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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