



## Hearsall Avenue Stanford-le-Hope SS17 7EH

- Three Bedroom Bungalow
- Separate Annex with Kitchen/living area, bedroom and Shower Room
- Lounge 12'1 x 12'
- Modern Refitted Kitchen/Diner
- Integrated Appliances
- Stunning Bathroom With Roll Top Bath and Separate Shower
- 30' Rear Garden with Artificial Lawn
- Upvc Double Glazed & Gas Central Heating
- Off Road Parking
- No Onward Chain



**\*\* Guide Price £425,000 to £450,000 \*\*** This stunning three bedroom semi detached bungalow with separate one bedroom annex is immaculately presented by the current owners and is located in a sought after location only within quarter of a mile of Corringham town centre and its abundance of amenities. The property is offered with the benefit of no onward chain and offers the opportunity for two generation living and early viewing is strongly recommended.

# £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		88
(69-80)	C	74	
(55-68)	D		
(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

12' 1" x 12' 0" (3.68m x 3.66m)

## Kitchen/Diner:

19' 6" x 10' 2" (5.94m x 3.10m)

## Bedroom One:

11' 4" x 9' 9" (3.45m x 2.97m)

## Bedroom Two:

9' 6" x 8' 10" (2.90m x 2.69m)

## Bedroom Three

8' 9" x 8' 3" (2.67m x 2.51m) Plus wardrobes

## Bathroom/Wc:

8' 10" x 8' 9" (2.69m x 2.67m)

## Annex Shower Room

## Annex Kitchen/Living Area:

11' 4" x 9' 2" (3.45m x 2.79m)

## Annex Bedroom:

9' 2" x 7' 8" (2.79m x 2.34m)

## Rear Garden:

30' in length

## Front Garden

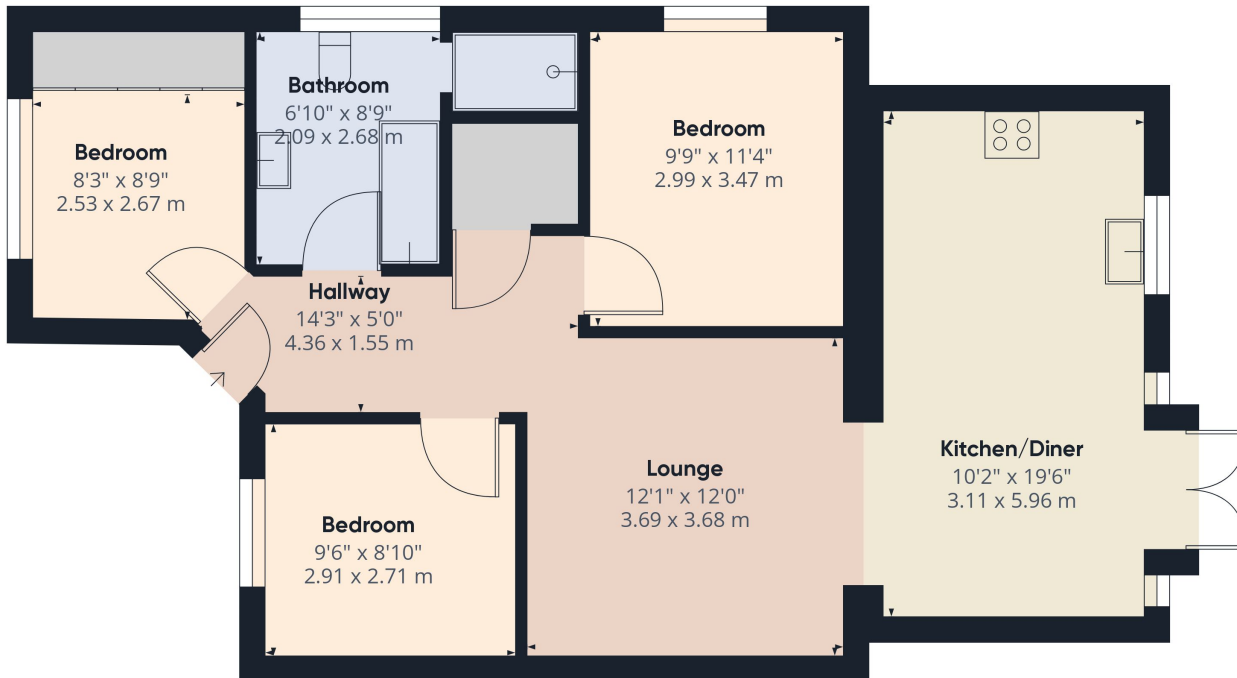
Provides off road parking.

## 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



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

817.97 ft<sup>2</sup>  
75.99 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.

GIRAFFE 360

Floor 0 Building 1