



Thames Crescent Stanford-le-Hope SS17 9DT

- Four Good sized Bedrooms
- Sought after Location
- Lounge 14'6 x 10'10
- Raised Dining Area 11' x 10'10
- Study Area 13'4 x 7'3
- Fitted Kitchen 16'1 x 8'9
- Bathroom/wc with Separate Shower
- Off Road Parking
- Upvc Double Glazed & Gas Central Heating
- 30' Lawned Rear Garden



Connollys are pleased to offer to the market this attractive four bedroom semi detached chalet bungalow of approximately 1182 sq ft which is situated in a sought after turning in Old Corringham close to local shops and bus stops and a short drive to Corringham town centre with A13 links close by to Basildon and Thurrock Lakeside. The property has been extended to rear and has a loft conversion and offers spacious well planned accommodation throughout. The property also offers driveway to flank with garage potential and is ideal for the growing family.

£435,000 Freehold
"To view the full sales particulars,
please visit our website:
www.connollysestates.co.uk"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		69
(21-38)	F	49	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Connollys are pleased to offer to the market this attractive four bedroom semi detached chalet bungalow of approximately 1182 sq ft which is situated in a sought after turning in Old Corringham close to local shops and bus stops and a short drive to Corringham town centre with A13 links close by to Basildon and Thurrock Lakeside. The property has been extended to rear and has a loft conversion and offers spacious well planned accommodation throughout. The property also offers driveway to flank with garage potential and is ideal for the growing family.

This spacious property offers entrance hall with stairs to first floor, lounge with feature illuminated fireplace with open plan raised dining area and study area, and fitted kitchen with Range cooker and stainless steel extractor canopy over, two good size bedrooms and modern bathroom/wc with separate shower cubicle to the ground floor with two bedrooms, one with en-suite shower room to the first floor. The property externally offers a lawned 30' rear garden with summerhouse/shed with power and light connected so could be used as an outdoor office, gym etc. and a front garden which provides off road parking. Additionally there is a driveway to the side of the property which provides off road parking and potential for garage via own drive. Also benefitting from Upvc double glazing and gas central heating with a combi boiler this property offers great family size and accommodation and an early viewing is recommended.

Entrance Hall:

Bedroom:

12' 10" x 11' 10" (3.91m x 3.61m)

Bedroom:

9' 0" x 8' 10" (2.74m x 2.69m) Fitted sliding wardrobes to one aspect.

Bathroom/wc:

8' 10" x 7' 1" (2.69m x 2.16m) With separate shower cubicle

Lounge:

14' 6" x 10' 10" (4.42m x 3.30m) Open aspect to study area and raised dining area.

Raised Dining Area:

11' 0" x 10' 10" (3.35m x 3.30m)

Study Area

13' 4" x 7' 3" (4.06m x 2.21m)

Landing:

Bedroom:

16' 3" x 9' 5" (4.95m x 2.87m)

En-Suite Shower Room:**Bedroom:**

16' 3" x 7' 5" (4.95m x 2.26m)

Rear Garden:

Approximately 30' in length with. Summer house and shed.:

Front Garden:

Providing off road parking. Driveway to side with potential for garage via own drive.

Council Tax:

Thurrock Council

Band D - £2,040.66 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.

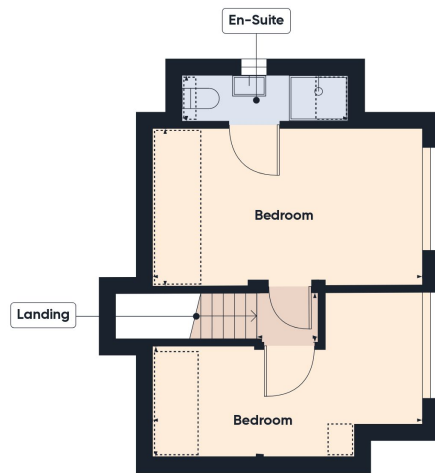
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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



Floor 1

Approximate total area⁽¹⁾

1182.52 ft²
109.86 m²

Reduced headroom

67.3 ft²
6.25 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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