



Northumberland Road Stanford-le-Hope SS17 0PT

- Gas Central Heating & Double Glazed Throughout
- Spacious Living Room
- Dining Room
- Fitted Kitchen
- Upvc Double Glazed Conservatory
- Four Spacious Bedrooms
- Modern Fully Tiled Bathroom
- Ground Floor Wc
- 90' Rear Garden



We are pleased to offer For Sale this spacious four bedroom, two reception semi detached family home situated in the village of Linford, just a short walk from East Tilbury station.

£425,000 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		85
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

We are pleased to offer For Sale this spacious four bedroom, two reception semi detached family home situated in the village of Linford, just a short walk from East Tilbury station.

The property has a generous front garden which is mainly laid to lawn with some flower/shrubs. It has a Upvc double glazed porch leading to the entrance lobby with a white tiled cloakroom. The hall, which has a large under stair storage area, leads to a large, bright lounge/dining room. There is a half bay window to the front plus a feature fireplace with a gas fire fitted. The dining area also leads to the fully fitted kitchen which includes an integral double oven and hob with extractor fan. There is also an integral fridge and space for a washing machine.

The dining area leads to a spacious conservatory which has a mono pitch roof and tiled floor.

On the first floor there is a large airing cupboard, four progressively sized bedrooms and a family bathroom. Two of the bedrooms currently have fitted wardrobes and the other two have some shelving.

The bathroom is fully tiled in white and includes a white "P" shaped bath with mixer bar shower, pedestal wash hand basin, toilet and bidet. The floor is also fully tiled in white and there are two chrome heated towel rails.

The rear garden is approximately 90 foot with a small crazy paved patio area which also runs down the side of the house to the side gate leading to the front of the property. The remainder of the garden is laid to lawn with borders on either side and a pathway all the way up. There is a shed and greenhouse at the rear of the garden and a gate leading to the garage which is located in a block.

Entrance Porch:

Entrance Lobby:

Entrance Hall:

Living Room :

16' 7" x 10' 8" (5.05m x 3.25m)

Dining Room:

15' 2" x 10' 9" (4.62m x 3.28m)

Upvc Double Glazed Conservatory:

17' 5" x 8' 5" (5.31m x 2.57m)

Fitted Kitchen:

11' 9" x 6' 10" (3.58m x 2.08m)

Landing:**Bedroom One:**

12' 11" x 10' 8" (3.94m x 3.25m)

Bedroom Two:

11' 11" x 10' 9" (3.63m x 3.28m)

Bedroom Three:

11' 11" x 6' 10" (3.63m x 2.08m)

Bedroom Four:

8' 10" x 6' 10" (2.69m x 2.08m)

Bathroom/Wc:**Rear Garden:**

90' (27.43m) approx.

Front Garden:**Garage:**

In block to rear

Council Tax:

Thurrock Council

Band D (£2040.66 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.

