



Sanctuary Gardens Stanford-le-Hope SS17 7EE

- Gas Central Heating with Combi Boiler
- Upvc Double Glazed
- Spacious Lounge/diner
- Fitted Kitchen with integrated oven, hob and extractor
- Modern Bathroom/wc
- Two Double Bedrooms
- Pleasant Entrance Hall
- Upvc Double Glazed Conservatory
- 70' Rear Garden
- Generous Off Road Parking Space



We are delighted to offer to the market this attractive and tastefully presented two bedroom semi detached bungalow which is situated in a pleasant cul-de-sac within the popular Monks Haven area. The accommodation on offer starts with pleasant entrance hall area with doors to all rooms which are a spacious lounge/diner with small conservatory to rear, a fitted kitchen, two double bedrooms and white bathroom/wc. To the exterior there is a mostly lawned 70' rear garden with paved patio area and the front offers generous off road parking. The property additionally offers a driveway to the flank of the property of approximately 7' width. Early viewing advised.

£350,000 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		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Entrance:

Via Upvc double glazed door with stained glass oval insert to:

Entrance Hall:

Ornate coving to ceiling which is wallpapered. Access to loft space which houses combi boiler serving central heating and domestic hot water systems. Built in storage cupboard. Radiator. Laminate wood flooring. Doors to all rooms:

Bedroom One:

11' 6" x 9' 10" (3.51m x 3.00m) Upvc double glazed window to rear. Coving to smooth plastered ceiling. Built in storage cupboard. Radiator. Laminate wood flooring.

Bedroom Two:

10' 10" x 8' 5" (3.30m x 2.57m) Upvc double glazed window to front. Coving to ceiling which is wallpapered. Radiator. Laminate wood flooring.

Bathroom/wc:

Obscured Upvc double glazed window to flank aspect. Wall papered ceiling. Modern white suite comprises: panelled bath with mixer tap and shower with separate electric shower unit over and with folding shower screen, Wash hand basin set in modern cupboard unit below and low flush wc. Fully tiled to bath/shower area with remainder of walls tiled to half height in matching white ceramics. Chrome heated towel rail. Ceramic tile floor.

Fitted Kitchen:

9' 0" x 7' 0" (2.74m x 2.13m) Upvc double window and matching Upvc double glazed door to flank. Coving to textured ceiling. Fitted in a range of light oak effect base level units to two aspects with inset one and half bowl sink unit and monobloc mixer taps. Matching range of wall mounted units incorporating display cabinet and with pull out extractor over stainless steel four ring gas hob and stainless steel electric oven below. Further full height unit with space for fridge/freezer. Further appliance space. Tiled between units and splash back areas. Ceramic tiled floor.

Lounge/Diner:

22' 4" x 11' 11" (6.81m x 3.63m) max. Upvc double glazed window to front. Ornate coving to ceiling which is wallpapered. The feature of the room is the modern marble effect fireplace and hearth with inset fitted coal effect fire. Radiator. Laminate wood flooring. Double glazed patio doors to rear:

Conservatory:

Upvc double glazed to three aspects with Upvc double glazed door to flank. Ceramic tiled floor.

Rear Garden:

Approximately 70' in length. This larger than average garden is commenced by a slabbed patio area with matching pathway surrounding a lawned area with flower and shrubs to borders. Small step up to second lawned area with mature shrubs and bushes. Raised patio area to rear of garden with timber shed. Fenced to boundaries. Side access providing possible vehicle access from:

Front Garden:

Block paved providing generous off road parking and access to drive to flank of property.

Council Tax:

Thurrock Council

Band C £1687.92 per annum (Before any discount, 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