



Arne Close Stanford-le-Hope SS17 8QP

- Three Bedrooms
- Double Glazed
- Gas Central Heating
- Modern Open Plan Kitchen/Diner
- Spacious Lounge
- Modern Shower Room/WC
- Off Steet Parking
- Garage In Block
- Close Proximity to Train Station (C2C)
- No Onward Chain



****STUNNING OPEN PLAN KITCHEN/DINER** ** WALKING DISTANCE OF STANFORD-LE-HOPE STATION** WOW! WOW! WOW!.**

This three bedroom modern family home which is arranged over two floors. The location is perfect for commuters with road links to a13/m25 or within easy access to Stanford-Le-Hope station. The house has been well cared for by the current owner and is in impeccable condition throughout it boasts a good sized lounge leading to a STUNNING fully fitted kitchen with breakfast bar which is fantastic for entertaining with integrated appliances. Across the top floor there is three good sized bedrooms with first floor family bathroom. Other benefits include double glazing, gas central heating and off street parking.

****NOT TO BE MISSED****

O.I.E.O £385,000 Freehold

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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	73	
(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 Porch:

Upvc double glazed door to side and Upvc double glazed window to front. Tiled walls and floor. Door to:

Hallway:

Stairs to first floor. Radiator. Tiled floor.

Lounge:

15' 2" x 12' 10" (4.62m x 3.91m)(Reducing to 10'11") Double glazed window to front aspect. Spot light ceiling. Radiator. Tiled floor.

Inset Tv area with space for sound bar. Electric fire place.

Kitchen/Diner:

16' 11" x 16' 3" (5.16m x 4.95m) Double glazed window and french doors to rear. Two roof velux windows. Under stairs storage cupboard. Range of wall and base level units with work top services, fitted fridge/freezer. Electric oven with slide and hide door, microwave and grill. Electric Neff hob with extractor above. Space and plumbing for appliances. Stainless steel sink and drainer unit with mixer tap. Tiled splash back and tiled floor. Radiator.

Landing:

Access to loft space. Fitted carpet.

Shower Room/WC:

6' 7" x 6' 2" (2.01m x 1.88m) Obscured double glazed window to rear. Corner shower cubicle with electric shower. Pedestal wash hand basin with mixer tap. Low level WC. Tiled walls and floor.

Bedroom One:

12' 2" x 9' 2" (3.71m x 2.79m) Double glazed window to rear aspect. Radiator.

Bedroom Two:

12' 3" x 9' 2" (3.73m x 2.79m) Double glazed window to rear aspect. Storage cupboard. Radiator.

Bedroom Three:

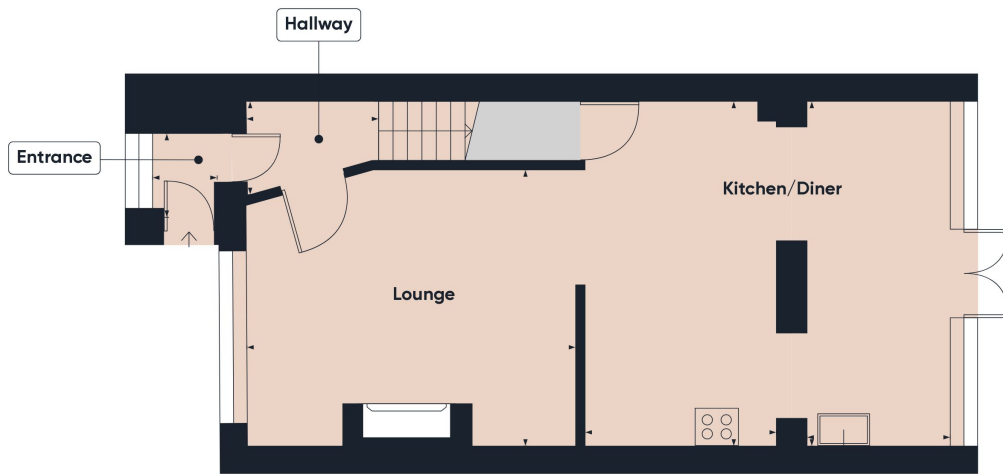
9' 3" x 6' 9" (2.82m x 2.06m) Double glazed window to front aspect. Storage cupboard. Radiator.

Rear garden:

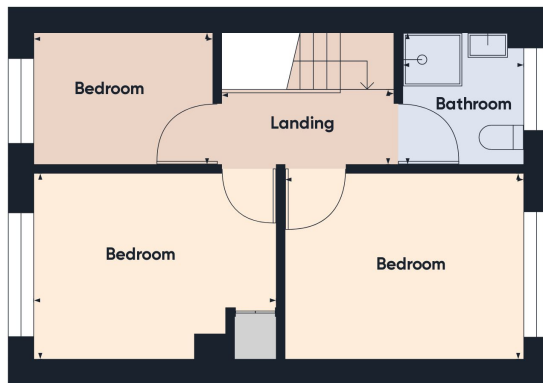
Paved patio with crazy paved area approximately 30'. Shed with power connected. Rear pedestrian access. Outside tap.

Garage:

In block. Up and over door.



Floor 0



Floor 1

Approximate total area⁽¹⁾

887.83 ft²

82.48 m²

(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.

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