



Kempsters

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ESTATE AGENTS

9 Stratford Gardens
Stanford-Le-Hope SS17 7AU

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Offers in excess of
£370,000

This spacious four bedroomed end of terrace house is situated in a great location within walking distance of local shops, schools and c2c train station. Features include a large lounge, fitted kitchen, conservatory, good size bedrooms, approx 50' rear garden plus garage.



- Great Location Close To Shops, Schools And Train Station
- Spacious Lounge
- L-Shaped Fitted Kitchen/Breakfast Room
- Large Conservatory
- Ground Floor Cloakroom
- Four Bedrooms
- Family Bathroom
- Rear Garden Approx 50'
- Garage

ENTRANCE HALL

Textured ceiling, access to first floor, built-in under stairs storage cupboard, radiator, power point, tiled floor.

GROUND FLOOR CLOAKROOM

Opaque double glazed window to side, textured ceiling, suite comprising wash hand basin and low flush toilet, radiator, partly tiled walls, tiled floor.

LOUNGE

19'9 x 11'6 (5.79m'2.74m x 3.35m'1.83m)

Double glazed window to front, double glazed patio doors lead to conservatory, coved and textured ceiling, feature fireplace, radiator, power points, laminate floor.

L-SHAPED KITCHEN/BREAKFAST ROOM

16'10 reducing to 8'11 x 12'5 (4.88m'3.05m reducing to 2.44m'3.35m x 3.66m'1.52m)

Double glazed window to rear, opaque double glazed door to side, coved and textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, matching breakfast bar, integrated double oven, hob and concealed extractor, ample appliance spaces, cupboard housing gas central heating boiler, partly tiled walls, power points, tiled floor.

CONSERVATORY

20'8 x 7'8 (6.10m'2.44m x 2.13m'2.44m)

Double glazed windows to rear and sides, double glazed French doors lead to rear garden, power points, tiled floor.

FIRST FLOOR LANDING

Textured ceiling, access to loft space (we understand the loft is boarded and accessed via a ladder), fitted carpet.

BEDROOM ONE

11'8 x 10'9 (3.35m'2.44m x 3.05m'2.74m)

Double glazed window to front, textured ceiling, built-in airing cupboard, radiator, power points, fitted carpet.



BEDROOM TWO

10'8 x 9' (3.05m'2.44m x 2.74m')

Double glazed window to front, built-in wardrobe, radiator, power points, fitted carpet.

BEDROOM THREE

8'7 x 8'2 (2.44m'2.13m x 2.44m'0.61m)

Double glazed window to rear, radiator, power points, fitted carpet.

BEDROOM FOUR

8'6 x 7'9 (2.44m'1.83m x 2.13m'2.74m)

Double glazed window to rear, radiator, power points, fitted carpet.

BATHROOM

Opaque double glazed window to rear, suite comprising bath with independent shower unit above, shower screen, vanity unit with inset wash hand basin and low flush toilet, heated towel rail, tiled walls, tiled floor.

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REAR GARDEN

in excess of 50' (in excess of 15.24m')

Lawn area with flower and shrub borders, concrete patio area, decking area at rear, rear pedestrian and vehicular access. Door to:

GARAGE

Approached via rear vehicular access.

FRONT GARDEN

Tiered with mature shrubs and fence surround.

COUNCIL TAX

Band C





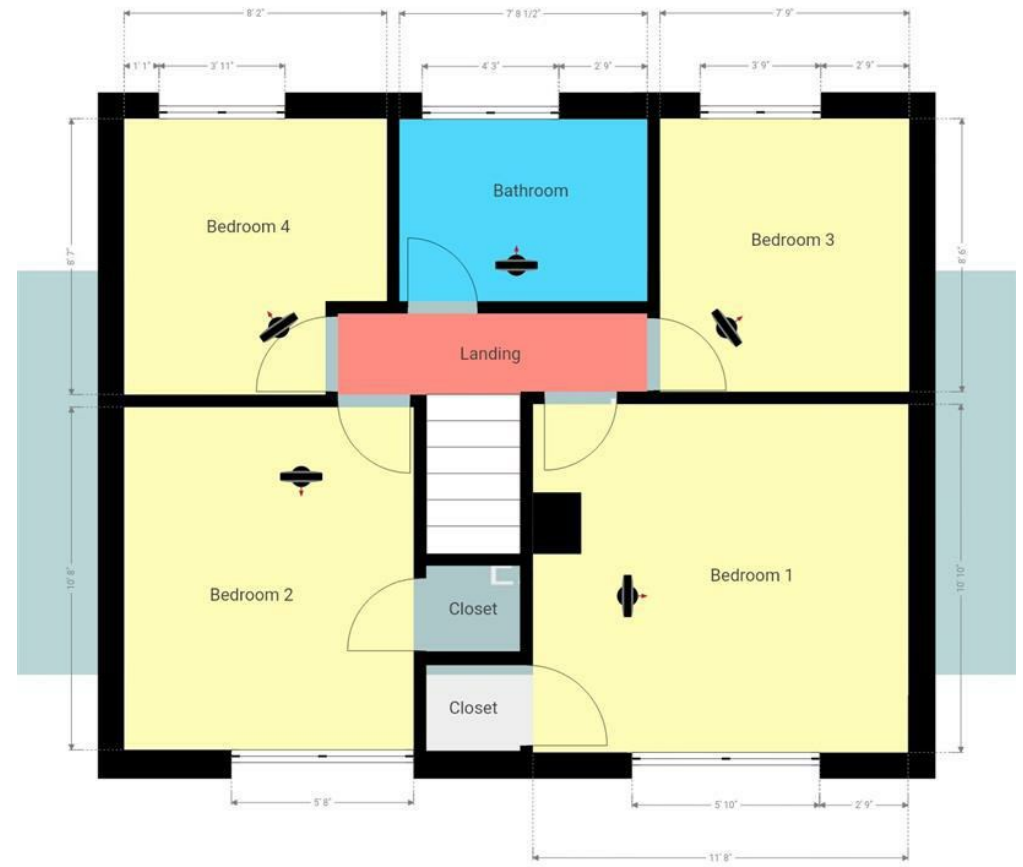








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