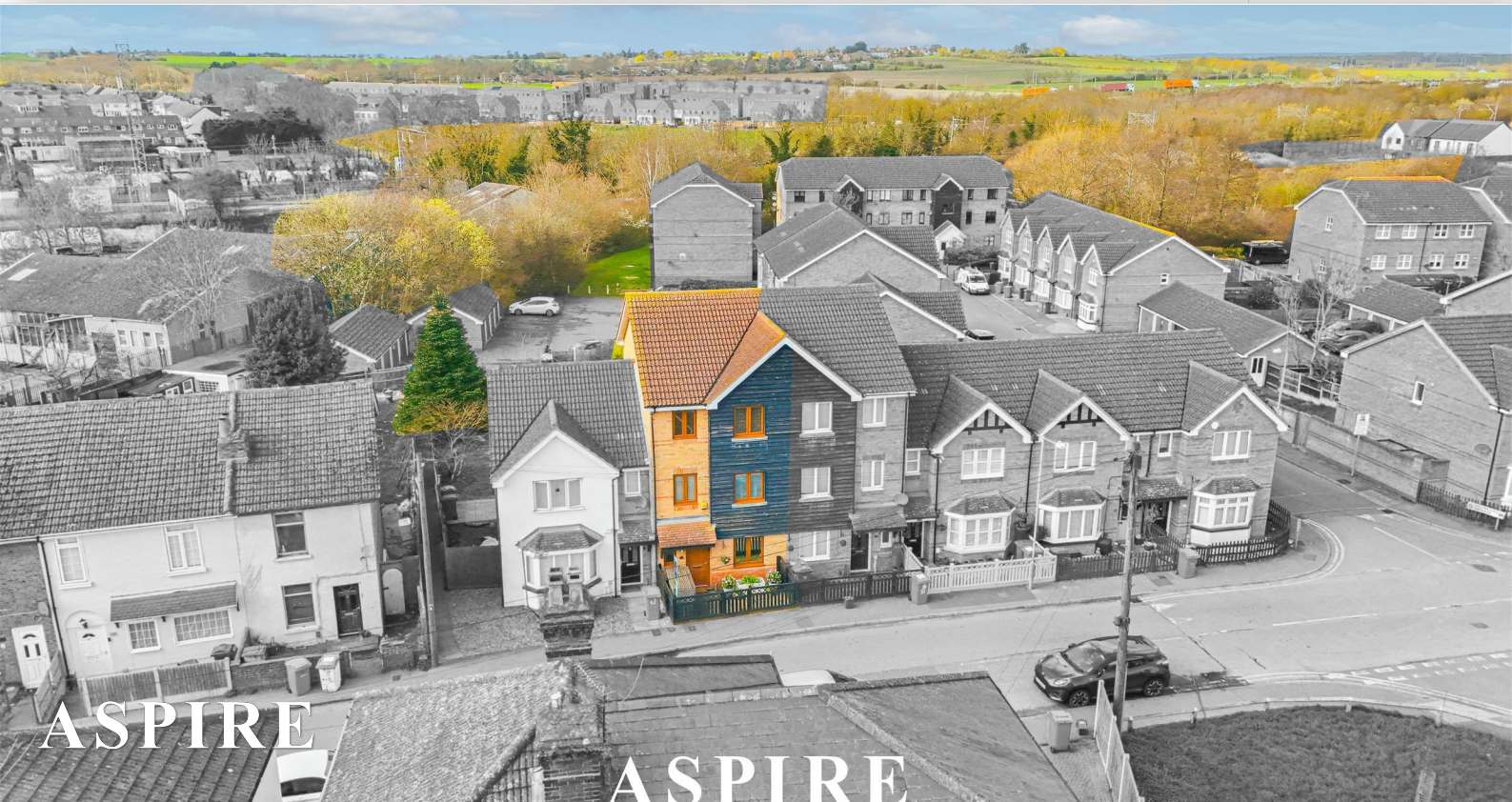


**To arrange a viewing contact us  
today on 01268 777400**



## **Victoria Road, Stanford Le Hope, Thurrock, Guide price £400 000**

Aspire Estate Agents are proud to present this SPACIOUS FOUR DOUBLE BEDROOM HOME which is ideally located just a 3-4 minute walk from Stanford-le-Hope C2C station, making it perfect for commuters. The property is also conveniently positioned close to local schools and a range of amenities.  
Guide Price £400,000 - £425,000

Internally, the home is arranged over three floors. The ground floor welcomes you with an entrance hallway leading to a ground floor W/C and a modern open-plan living/kitchen area, ideal for both everyday living and entertaining.

The first floor offers two well proportioned double bedrooms along with a family bathroom. To the second floor, you will find two further double bedrooms, with the master bedroom benefiting from its own en-suite shower room.

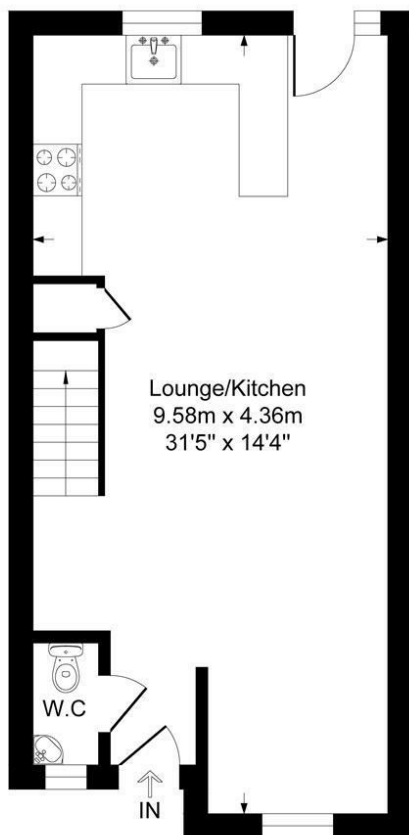
Externally, the rear garden is low maintenance, finished with block paving and providing rear access leading to the garage and parking area.

This well-located and generously sized home is perfect for families or commuters looking for space and convenience.

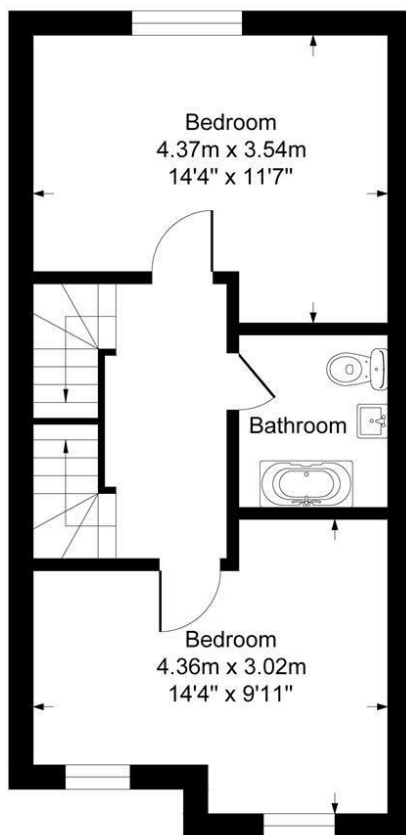


# Victoria Road

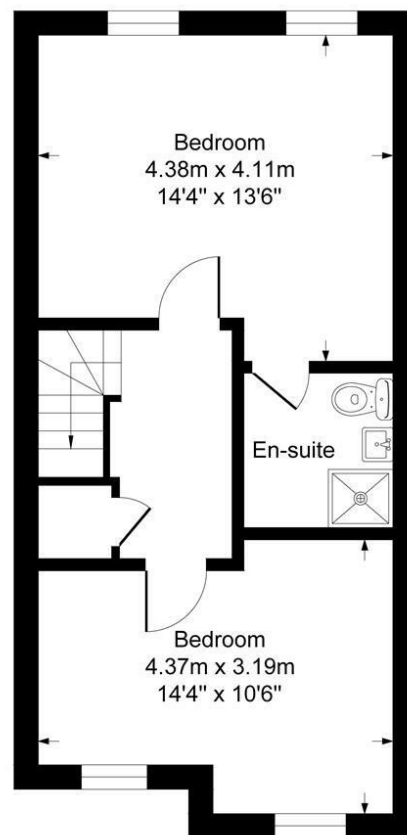
Approximate Gross Internal Floor Area = 121.4 sq m / 1307 sq ft



Ground Floor

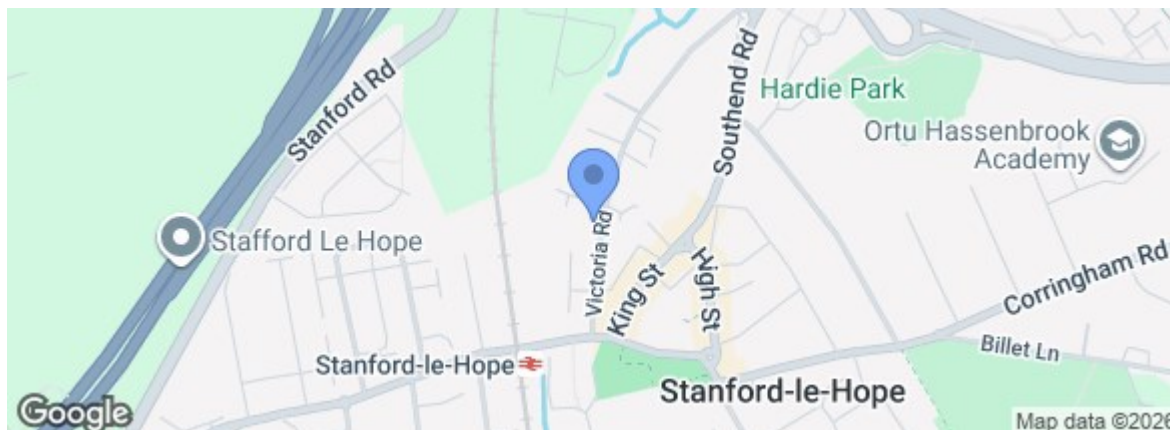


First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	75	87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.