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## Woodbrooke Way, Stanford-Le-Hope Offers over £475,000

Set within the ever-popular Old Corringham area, this impressive detached home delivers generous living space, modern styling and a layout perfectly suited to family life. Beautifully maintained and ready to enjoy from day one, it offers both comfort and versatility in equal measure.

The ground floor has been designed with sociable living in mind. At its centre is a spacious open-plan kitchen/lounge/dining area an inviting, light-filled space that effortlessly brings everyone together. Whether you're cooking, dining or relaxing, the layout allows for easy interaction and a natural flow throughout. The contemporary kitchen is both stylish and practical, while the adjoining living and dining areas create a fantastic environment for entertaining. A downstairs WC completes the ground floor accommodation, adding everyday convenience.

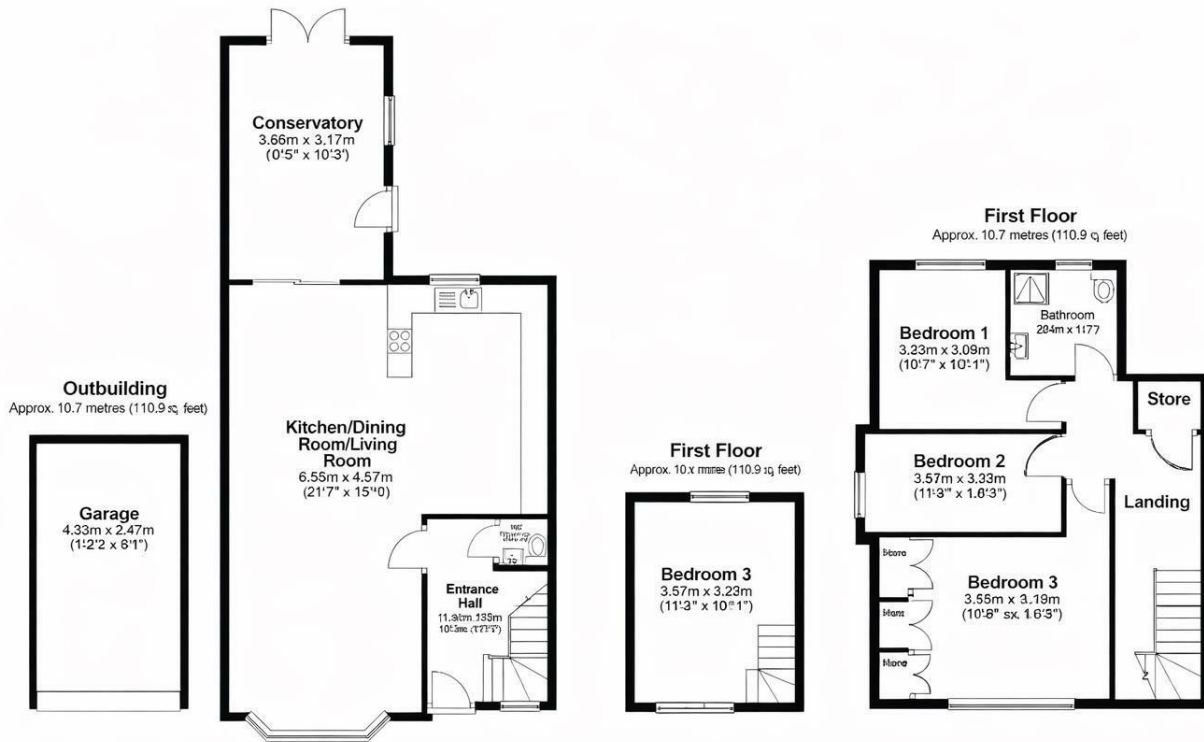
Upstairs, three well-sized bedrooms provide flexible space to suit a growing family, home office needs or visiting guests. Each room offers a calm and comfortable setting, while the sizeable loft above presents excellent storage and exciting scope for future development, subject to the usual permissions.

Outside, the property continues to shine. The rear garden offers plenty of space for outdoor dining, children's play, or simply unwinding in the sunshine. To the front, a private driveway provides off-road parking and leads to a detached garage, ideal for additional storage, hobbies or secure parking, with direct access available.

Perfectly positioned for access to local amenities, schools and transport links, this home enjoys the benefits of a well connected yet peaceful residential setting.

A superb opportunity to secure a spacious detached home in a sought-after location, ideal for modern family living.





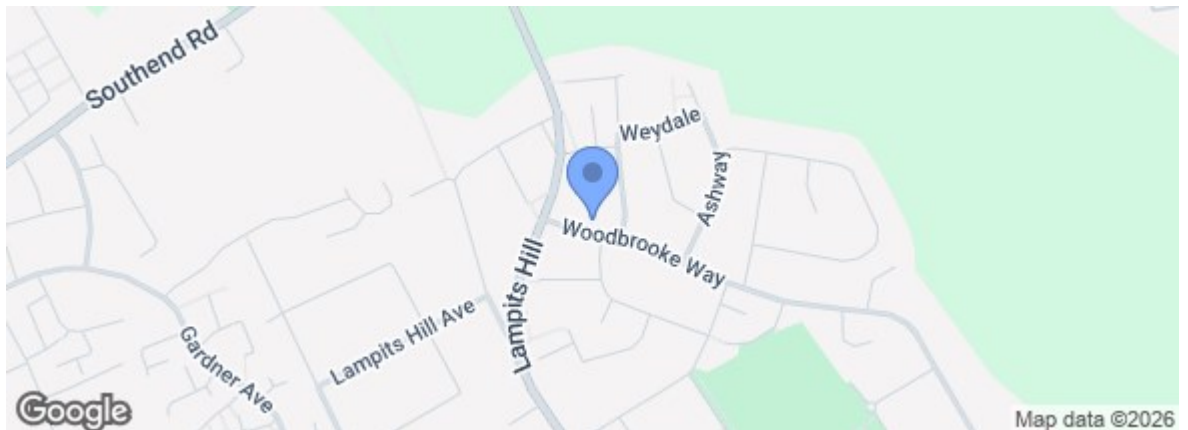
Total area: approx. 131.4 sq. metres (141.1 sq. feet)

All measurements have been taken as a guide to prospective home buyers and are not intended to constitute an offer or contract. The data and its availability for any error, omission or misstatement, shall remain the responsibility of the advertiser and shall not be taken as an offer or contract. Prospective home buyers are advised to take their own measurements.

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Woodbrooke Way

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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England & Wales EU Directive 2002/91/EC	



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