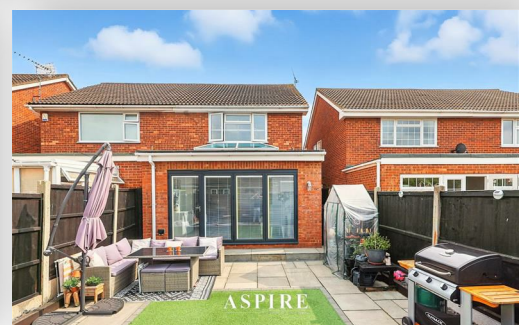


***To arrange a viewing contact us
today on 01268 777400***



Kelvinside, Stanford-Le-Hope Guide price £400,000

***** GUIDE PRICE £400,000-£425,000*****

Aspire Estate Agents Corringham are delighted to offer for sale this spacious and well-presented four-bedroom semi-detached home, located in a popular and family-friendly area.

This fantastic property has been extended on the ground floor to provide generous and flexible living accommodation. The former garage has been converted into a fourth bedroom or an additional reception room, ideal for a home office, playroom, or guest space. The home also features a modern kitchen with integrated appliances and a stylish family bathroom, both finished to a high standard.

Externally, the property benefits from off-street parking and a well-maintained rear garden, perfect for outdoor entertaining or family time.

Located just 0.7 miles from Ortu Gable Hall School and 0.6 miles from Giffards Primary School, this home is ideally situated for families seeking access to excellent local education. Nearby amenities, transport links, and parks further enhance the appeal of this attractive home.

A perfect opportunity for growing families—early viewing is strongly advised.

www.aspireestateagents.co.uk

Entrance Hall

Lounge / Dining Area – 6.5m x 4.6m (21'4" x 15'1")

Kitchen – 3.7m x 2.2m (12'2" x 7'3")

Bedroom Four / Reception Room – 5.2m x 2.09m (17'1" x 6'10")

First floor landing

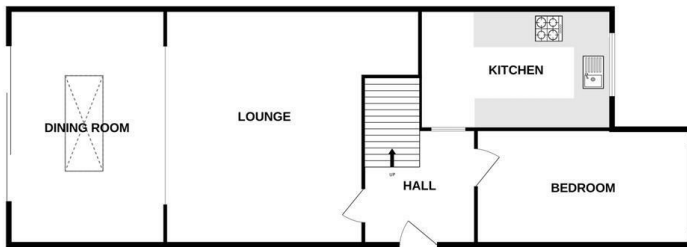
Master Bedroom – 4.6m x 3.2m (15'1" x 10'6")

Bedroom Two – 2.5m x 2.1m (8'2" x 6'11")

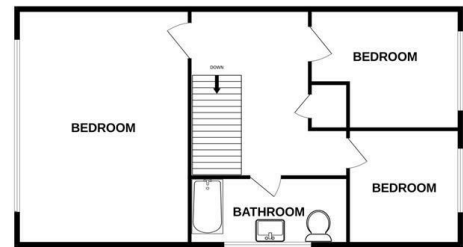
Bedroom Three – 2.8m x 1.9m (9'2" x 6'3")

Family Bathroom

GROUND FLOOR

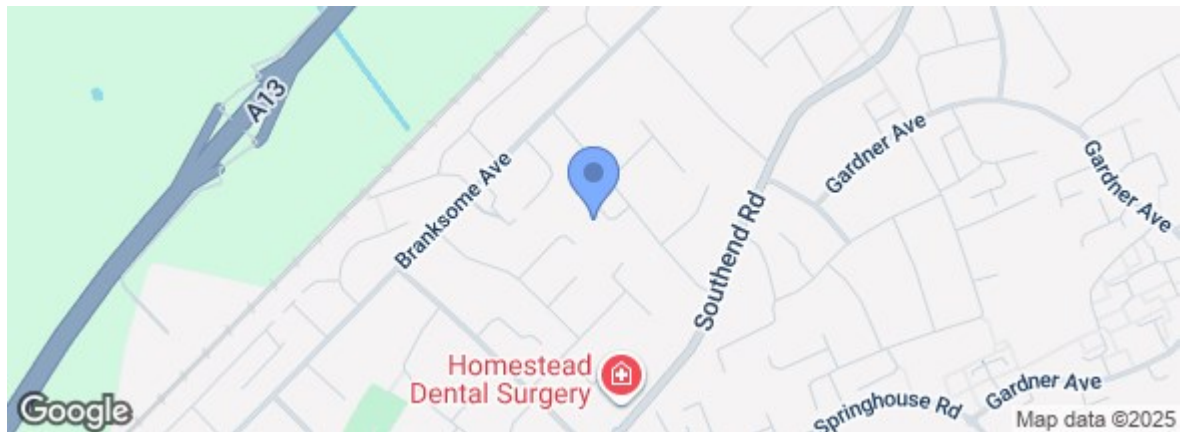


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.