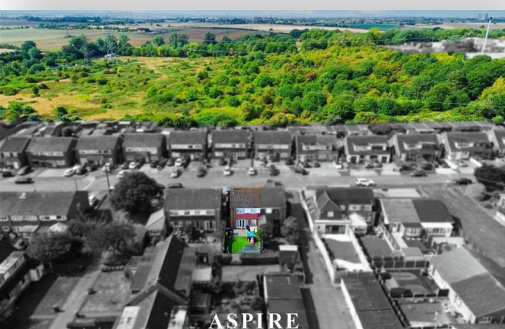


**To arrange a viewing contact us  
today on 01268 777400**



## **Somerset Road, Stanford-Le-Hope Guide price £425,000**

Aspire Estate Agents Basildon are delighted to present this well-maintained three bedroom semi-detached family home, perfectly positioned in the popular village of Linford. See the video presentation in the tab below to see this fantastic home in more detail.

Linford offers a welcoming community atmosphere, with its own train station providing direct links into Central London, plenty of surrounding green spaces, a local pub, convenience shops and schools all within walking distance. Excellent road links via the A13 and M25 are also close by.

The property itself features an inviting entrance hall, a generous open-plan kitchen/diner, a family-sized lounge, three well-proportioned bedrooms and a modern first floor bathroom. Benefits include double glazing and gas central heating throughout.

Externally, the front driveway provides ample off-street parking, while side access leads to a well-presented rear garden, complete with a patio area, artificial lawn and storage shed.

There is further potential to extend both to the front and rear of the property (subject to planning consent).

## Room Measurements

Lounge: 17'10" x 13'5" (5.44m x 4.10m)

Kitchen/Diner: 12'2" x 9'7" (3.70m x 2.91m)

Landing: 11'6" x 6'2" (3.50m x 1.87m)

Master Bedroom: 17'9" x 12'2" (5.40m x 3.71m)

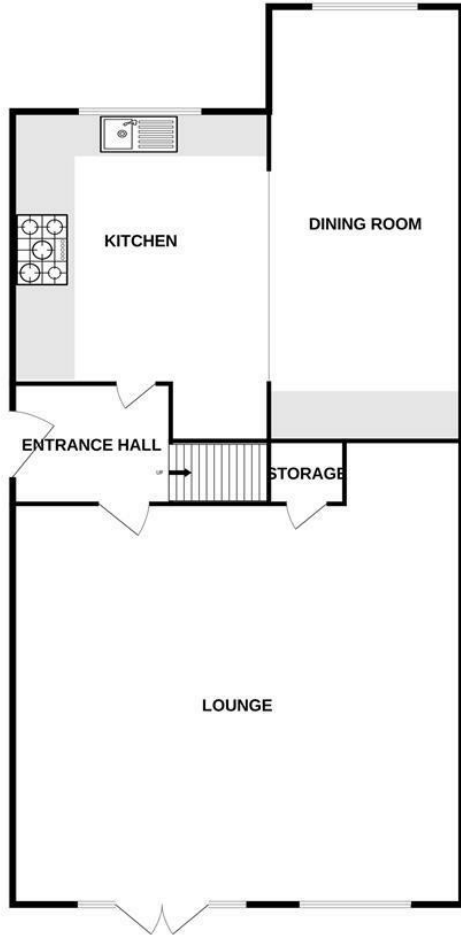
Bedroom Two: 10'5" x 10'0" (3.17m x 3.06m)

Bedroom Three: 7'1" x 10'0" (2.17m x 3.06m)

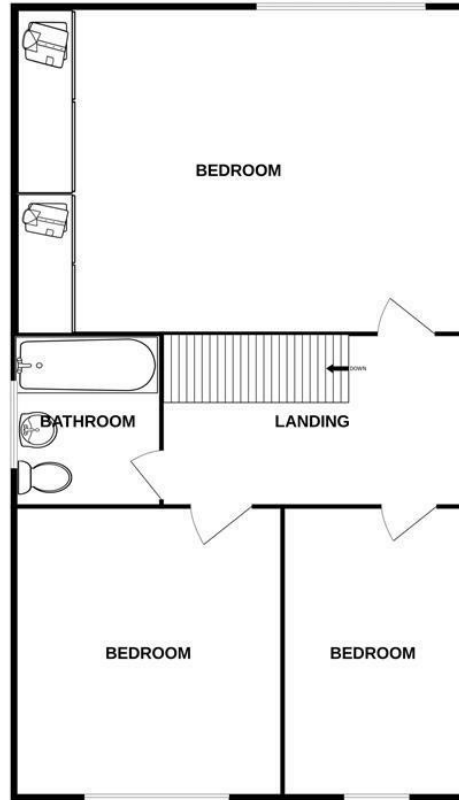
Bathroom: 6'0" x 6'0" (1.83m x 1.83m)

Rear Garden: 36'11" x 23'5" (11.26m x 7.14m)

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.  
Made with Metropix 62025

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 <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.