

To arrange a viewing contact us  
today on 01268 777400



## Thors Oak, Stanford-Le-Hope Guide price £325,000

Aspire Estate Agents are delighted to present this well-presented three-bedroom terraced family home, perfectly positioned in the popular Thors Oak area of Stanford-le-Hope.

This lovely home has been fully redecorated throughout and offers a warm, welcoming feel from the moment you step inside. The ground floor features a bright and spacious lounge/diner, ideal for family living and entertaining, along with a modern, well-equipped kitchen finished to a high standard. Upstairs, there are three good-sized bedrooms and a stylish family bathroom. Guide Price; £325,000 - £350,000

Outside, the property boasts off-street parking for 2-3 cars and a well-maintained rear garden, providing the perfect space for relaxing or outdoor dining.

Situated in a highly convenient location, this property is within walking distance to local schools, including Hassenbrook Academy, as well as Stanford-le-Hope town centre and the mainline train station, offering direct links into London Fenchurch Street — perfect for commuters and families alike.

Lounge/Diner - 21'3 x 18'6 (6.48m x 5.64m) -

Kitchen - 10'2 x 9'2 (3.10m x 2.79m) -

First Floor Landing -

Bathroom -

Bedroom - 12'4 x 8'6 (3.76m x 2.59m) -

Bedroom - 10'11 x 8'9 (3.33m x 2.67m) -

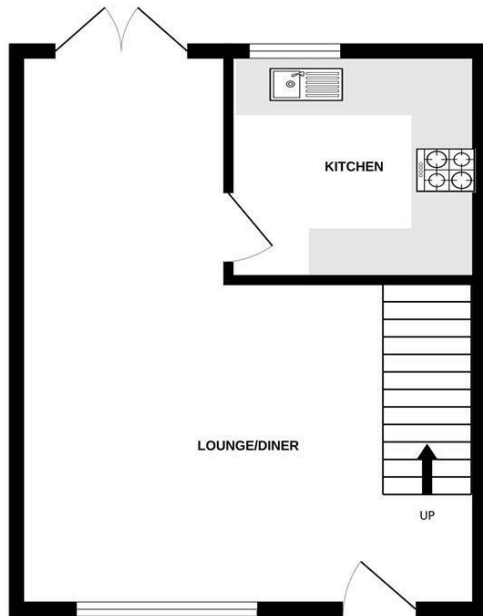
Bedroom - 8'8 x 7'4 (2.64m x 2.24m) -

Front Garden -

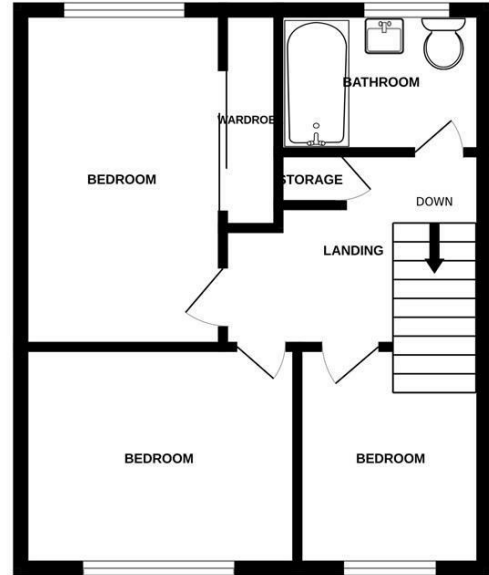
Rear Garden -

Rear Parking -

GROUND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx.

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		88
(81-91) B		69	
(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	



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