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

ASPIRE
ESTATE AGENTS

# London Road, Stanford-Le-Hope Offers in excess of £400,000

Aspire Estate Agents Basildon are pleased to present this well-maintained three-bedroom end-of-terrace home, ideally positioned on London Road in Stanford-le-Hope, just 0.3 miles from the railway station, making it an excellent choice for commuters seeking space and convenience.

The property is bright and nicely presented throughout, offering generous and versatile accommodation well suited to modern family life. The welcoming lounge provides a comfortable space to relax, while the kitchen/diner creates a sociable setting for everyday meals and entertaining.

Beyond the kitchen/diner is a bright and inviting sun room, filled with natural light and opening directly onto the rear garden. This versatile additional living space provides the perfect spot for relaxing, working from home or enjoying views over the garden throughout the year.

The first floor comprises three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for growing families, first-time buyers or those looking to upsize.

Outside, the property continues to impress. The generous rear garden extends to approximately 80ft and features a sheltered seating area, perfect for summer dining, entertaining or unwinding at the end of the day. At the rear sits a substantial garage with an electric door, providing secure parking, valuable storage or potential workspace.

Ideally located for local shops, amenities and well-regarded schools, including St Clere's Secondary School, the home is also within easy walking distance of Stanford-le-Hope railway station, offering direct connections towards London Fenchurch Street.

Combining generous living space, a fantastic garden and excellent commuter convenience, this is a home that should be viewed to be fully appreciated.

**Entrance Porch**

**Lounge**
16'3 x 11'6 (4.95m x 3.51m)

**Kitchen/Diner**
16'3 x 9'9 (4.95m x 2.97m)

**Sun Room**
6'8 x 6'3 (2.03m x 1.91m)

**First Floor Landing**

**Bedroom One**
11'6 x 9'3 (3.51m x 2.82m)

**Bedroom Two**
9'9 x 9'7 (2.97m x 2.92m)

**Bedroom Three**
8'5 x 6'4 (2.57m x 1.93m)

**Bathroom**

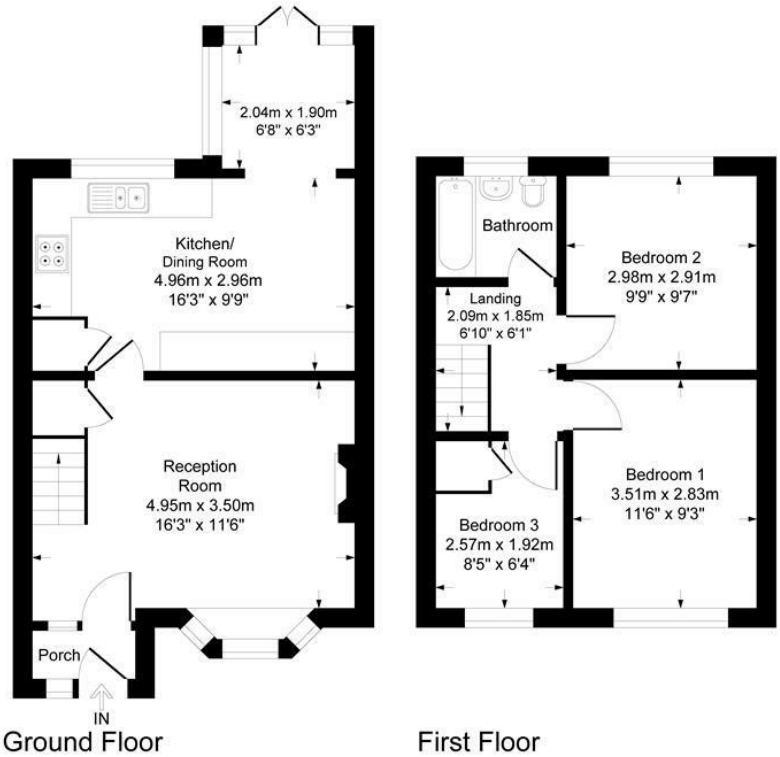
**External**

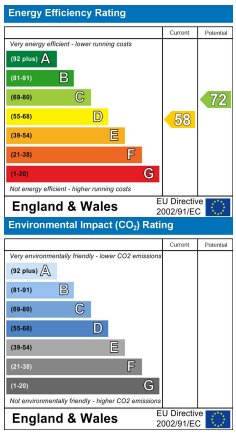
**Rear Garden**

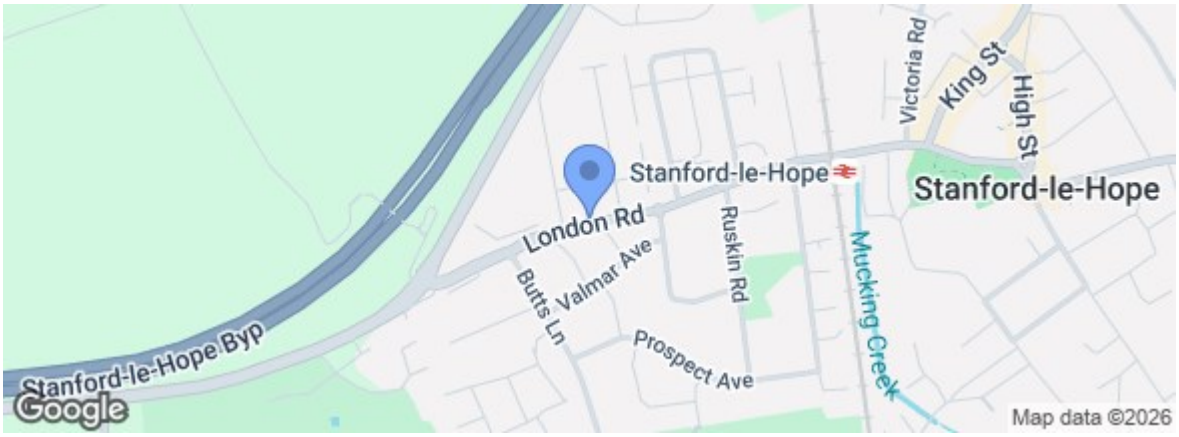
**Garage**

# 68 London Road

**Approximate Gross Internal Floor Area = 75.1 sq m / 808 sq ft**

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