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Wharf Road, Stanford-Le-Hope Guide price £525,000

GUIDE PRICE £525,000-£550,000

Stunning 4-bed semi-detached home in a sought-after Stanford-Le-Hope location. Spacious over 3 floors with modern kitchen, 2 receptions, cellar, loft room, and stylish finishes throughout. Features include underfloor heating, herringbone flooring, period details, private garden with summer house, off-street parking, and side access with garage potential.

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Aspire Estate Agents, Stanford-Le-Hope are delighted to present this must-see family home situated in a highly sought-after location. This beautifully presented four-bedroom semi-detached property offers generous living accommodation across three floors, seamlessly blending modern finishes with versatile spaces and charming original features throughout.

Step inside to a stunning entrance hallway that immediately sets the tone for this impressive home. You'll find electric underfloor heating in both the hallway and downstairs toilet, along with floor tiles throughout the hall and kitchen, combining comfort with contemporary style.

The modern kitchen is finished to a high standard, featuring quartz worktops, while the reception room/fourth bedroom includes a door leading directly out onto the garden—ideal for flexible family living or guest accommodation.

Both the main lounge and second reception room, as well as the master bedroom, benefit from stylish herringbone laminate flooring, adding warmth and elegance to these spacious areas.

All bedrooms are generous doubles, providing ample space for a growing family. The first floor boasts a stylish family bathroom and an additional modern shower room, delivering convenience for busy households. The master bedroom also benefits from built-in wardrobes, offering practical storage without compromising on space. The second floor features a loft room, currently being used as a dressing room.

Period features are tastefully retained throughout, including cast iron radiators, ornate coving in the lounge, and sash windows to the front, flooding the home with natural light.

A cellar adds excellent versatility—ideal as a home office, gym, guest room, or additional living area.

Externally, the property continues to impress with a private rear garden that includes a detached summer house—perfect for use as a gym, office, workshop, or bar. Double gates to the side of the property provide side access and potential to rebuild a garage, as one was previously in place.

To the front, there is off-street parking for multiple vehicles, and the well-maintained exterior offers strong kerb appeal.

Entrance Hall – 6.1m x 1.5m (20'0" x 4'11")

Living Room – 4.1m x 3.5m (13'5" x 11'6")

Reception Room / Bedroom Four – 3.6m x 3.1m (11'10" x 10'2")

Kitchen – 6.9m x 2.9m (22'8" x 9'6")

Downstairs cloakroom

Cellar – 4.4m x 3.1m (14'5" x 10'2")

First floor

Master Bedroom – 4.1m x 4.0m (13'5" x 13'1")

Bedroom Two – 3.5m x 3.1m (11'6" x 10'2")

Bedroom Three – 3.05m x 3.12m (10'0" x 10'3")

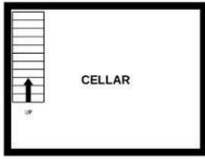
Family Bathroom

Shower Room

Second Floor

Loft room- n 4.1m x 3.4m (13'5" x 11'2")

BASEMENT LEVEL
188 sq ft. (17.4 sq.m.) approx.



GROUND FLOOR
622 sq ft. (57.8 sq.m.) approx.



2ND FLOOR
610 sq ft. (56.7 sq.m.) approx.



3RD FLOOR
267 sq ft. (24.8 sq.m.) approx.



44 WHARF ROAD SLH

TOTAL FLOOR AREA : 1687 sq.ft. (156.7 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		
(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			
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	



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