



Guide Price £375,000 - £385,000...

Bear Estate Agents are delighted to bring to the market this spacious and well-positioned three-bedroom end-terraced home, tucked away within a quiet no through road in the desirable Stanford-Le-Hope area. Offering a generous layout and excellent outdoor space, this property is perfectly suited to families, first-time buyers, and commuters alike. The home is conveniently located close to local shops, well-regarded schools, and popular bus routes, ensuring everyday amenities are within easy reach. Stanford-Le-Hope Railway Station is approximately 0.4 miles away, providing direct links into London Fenchurch Street via the C2C rail service. For those travelling by car, the A13 is just a short drive away, offering convenient access into London and surrounding areas.

- Quiet No Through Road Location
- 0.4 Miles to Railway Station and Easy Access to A13
- Lounge / Diner (13'0 x 15'11)
- Kitchen (13'0 x 7'8)
- Bedroom One with Fitted Wardrobes (16'1 x 7'10)
- Bedroom Two (13'2 x 7'10)
- Bedroom Three with Fitted Wardrobes (7'11 x 7'9)
- Bathroom with Separate W/C
- Sizeable Rear and Side, SOUTH-FACING Garden
- Driveway Parking for One Vehicle

## St. Margarets Avenue

Stanford-Le-Hope

**£375,000**

Guide Price



# St. Margarets Avenue



Internally, the property is entered via a welcoming entrance hall which houses the staircase and benefits from two useful storage cupboards, providing excellent practicality and additional space for everyday household items.

The lounge/diner measures 13'0 x 15'11 and forms the true heart of the home. This well-proportioned space comfortably accommodates both living and dining furniture, making it ideal for relaxing with family or entertaining guests.

The kitchen measures 13'0 x 7'8 and is thoughtfully arranged to maximise both space and functionality. Benefiting from an abundance of cupboard and worktop space, it provides an excellent environment for cooking and food preparation, while also offering ample room for appliances.

To the first floor, the landing provides access to all rooms.

Bedroom One is a particularly generous room, measuring 16'1 x 7'10, and benefits from fitted wardrobes which enhance both storage and usability of the space. Bedroom Two, measuring 13'2 x 7'10, is another well-proportioned room, comfortably accommodating a bed along with additional furniture. Bedroom Three measures 7'11 x 7'9 and also benefits from fitted wardrobes, making it a versatile room suitable as a bedroom, home office, or dressing space.

The accommodation is completed by a bathroom comprising a shower over bath and wash hand basin, with the added benefit of a separate W/C, offering convenience for family living.

Externally, the property continues to impress with a sizeable rear and side, SOUTH-FACING garden, providing excellent outdoor space with scope for a variety of uses, from entertaining to family enjoyment. To the side of the property, there is driveway parking for one vehicle, this driveway

can be extended to accommodate more vehicles, alongside additional on-street parking available.

This spacious three-bedroom home offers a well-balanced layout, generous room sizes, and excellent outdoor space, all within a quiet and convenient location. With strong transport links and local amenities close by, this property presents a fantastic opportunity for a wide range of buyers. An internal viewing is highly recommended to fully appreciate the space and setting on offer.

Council Tax Band: C (£1,906.72)

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

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**Three Bedroom End Terraced Home in Stanford-Le-Hop**

**Quiet No Through Road Location**

**0.4 Miles to Railway Station**

**Easy Access to A13**

**Lounge / Diner (13'0 x 15'11)**

**Kitchen (13'0 x 7'8)**

**Bedroom One with Fitted Wardrobes (16'1 x 7'10)**

**Bedroom Two (13'2 x 7'10)**

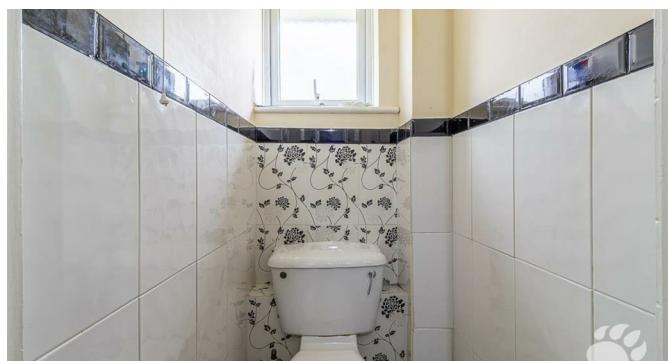
**Bedroom Three with Fitted Wardrobes (7'11 x 7'9)**

**Bathroom with Separate W/C**

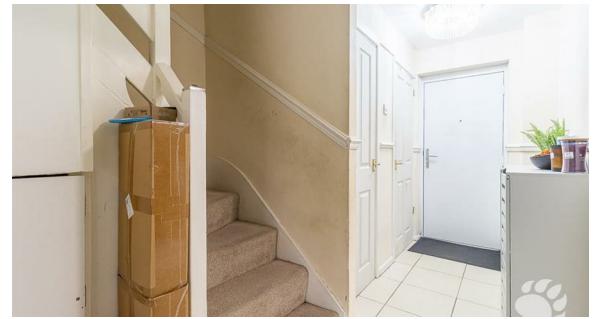
**Sizeable Rear and Side, SOUTH-FACING Garden**

**Driveway Parking for One Vehicle**

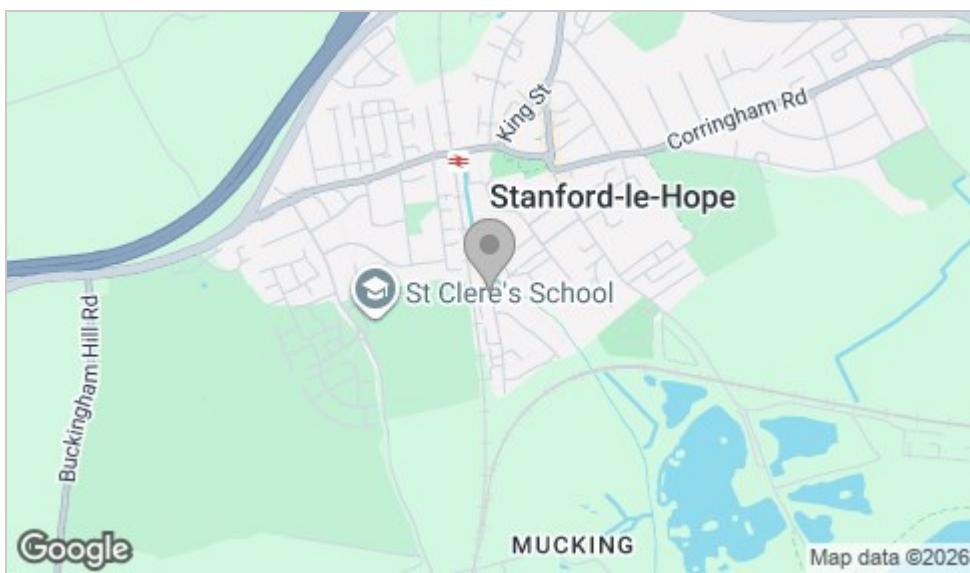
**On Street Parking Available**



# Floor Plan



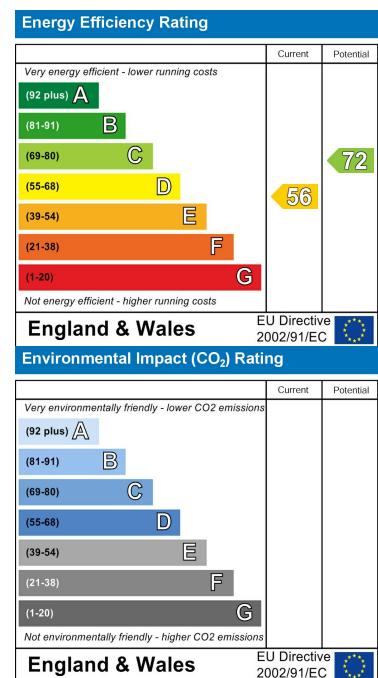
## Area Map



## Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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