



Runnymede Road | | Stanford-Le-Hope | SS17 0JY

Guide Price £375,000

**bear**  
*Estate Agents*

**Runnymede Road |  
Stanford-Le-Hope | SS17 0JY  
Guide Price £375,000**

\* £375,000 - £400,000 \* A charming two double bedroom semi-detached home offering spacious accommodation, a beautifully established West-facing garden, and exciting potential to extend (subject to the necessary planning consents), all within a convenient Stanford-le-Hope location.

- Semi-Detached House
- Bay Fronted Lounge with a Feature Fireplace
- Well-Presented Kitchen with a Utility Room
- Extensive West-Facing Rear Garden
- Side Access
- Two Double Bedrooms
- Dining Room and Conservatory
- Ground Floor WC
- Potential to Extend (STPP)
- Double Glazing and Gas Central Heating



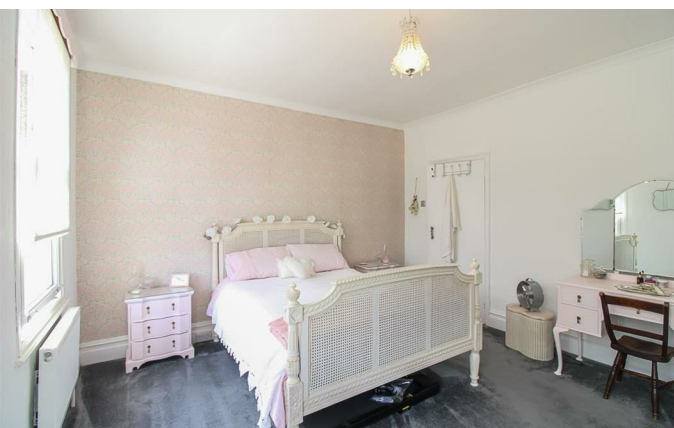


This attractive semi-detached house offers a wonderful blend of character, generous living space, and exceptional outdoor space. The property welcomes you with an entrance hall leading into a bay fronted lounge, where a feature fireplace creates a warm and inviting focal point. To the rear, a good-sized dining room provides an ideal setting for family meals and entertaining, complete with French doors opening onto the garden. The well-presented kitchen flows seamlessly into a practical utility room, which offers access to a convenient ground floor WC and a bright and airy conservatory. French doors from the conservatory further connect the home with the impressive rear garden. The first floor comprises two generous double bedrooms, with the principal bedroom spanning the full width of the property and benefitting from a charming feature fireplace. Completing the accommodation is a spacious three-piece family bathroom with useful built-in storage.

A particular highlight of this home is the extensive West-facing rear garden, thoughtfully arranged into a series of attractive sections. Beautifully established with an array of mature trees and planting, including plum, pear and apple trees, alongside a striking palm tree and wisteria, the garden offers a peaceful retreat for keen gardeners and those who love spending time outdoors. A generous lawn leads to a delightful koi pond before continuing to a productive growing area with raised planters, home to rhubarb, potatoes, lavender, bluebells and more. The garden also benefits from multiple water butts, a composter, a substantial timber shed with power, lighting, internet access (wired from bedroom two) and multiple sockets, external lighting, plus two additional storage sheds, all of which are to remain. Side access further enhances practicality.

The property also offers exciting scope for future enlargement, subject to the necessary planning permissions. Additional benefits include double glazing and gas central heating.

Situated on Runnymede Road in Stanford-le-Hope, the property falls within the catchment areas for St Clare's School and St Joseph's Catholic Primary School. Bus links, Stanford-le-Hope Train Station which has direct C2C access to London Fenchurch Street Train Station, local parks, shops, and everyday amenities are all within walking distance, whilst the A13 is easily accessible for commuters.



## Two Bedroom Semi-Detached House

### Entrance Hall

### Lounge

15'6 x 11'6 (4.72m x 3.51m)

### Dining Room

12'9 x 9'4 (3.89m x 2.84m)

### Kitchen

9'8 x 9'1 (2.95m x 2.77m)

### Utility Room

6'10 x 6'3 (2.08m x 1.91m)

### WC

6'3 x 2'6 (1.91m x 0.76m)

### Conservatory

9'5 x 9'1 (2.87m x 2.77m)

### Landing

13'0 x 5'4 (3.96m x 1.63m)

### Bedroom One

14'9 x 13'0 (4.50m x 3.96m)

### Bedroom Two

13'1 x 8'9 (3.99m x 2.67m)

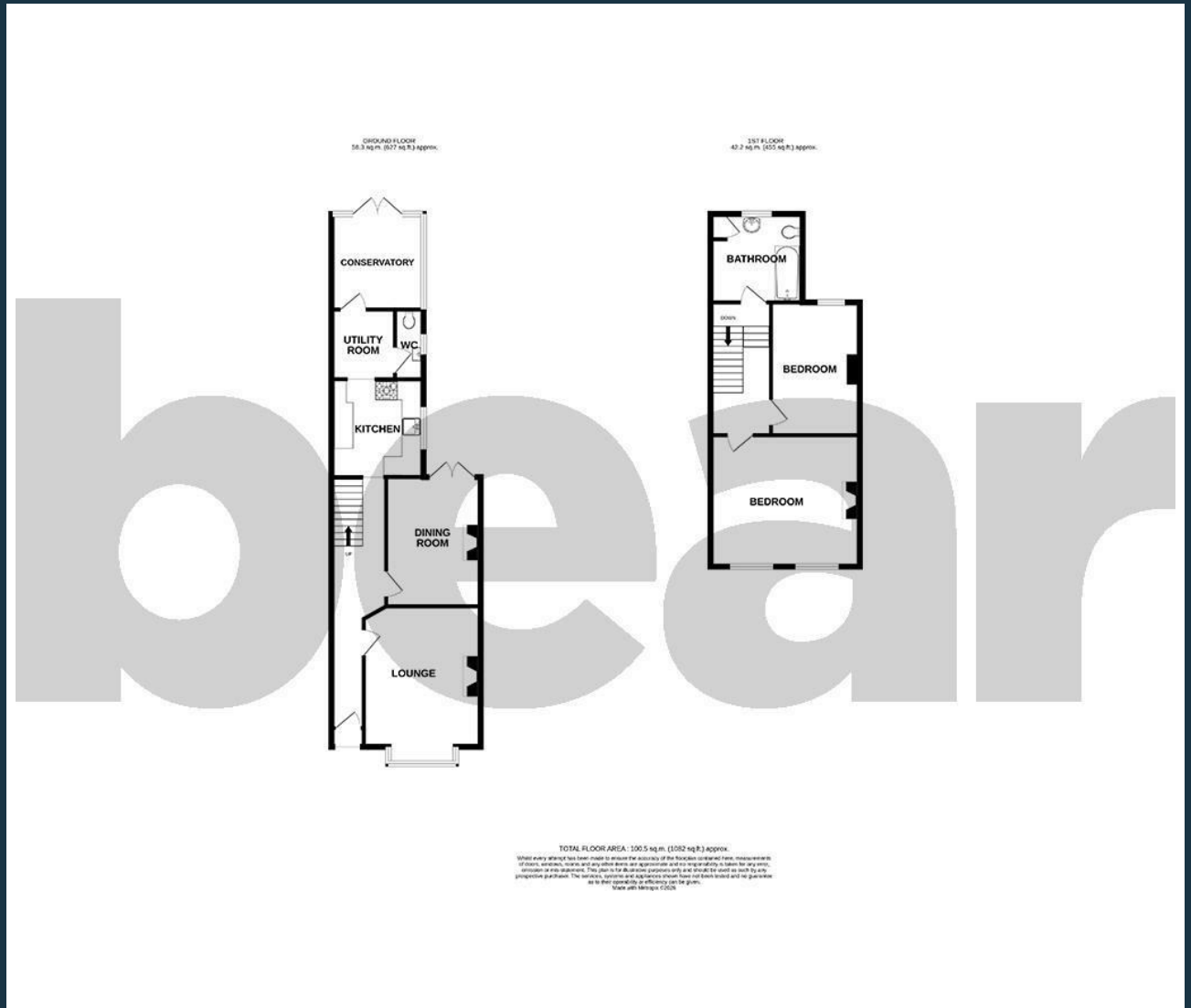
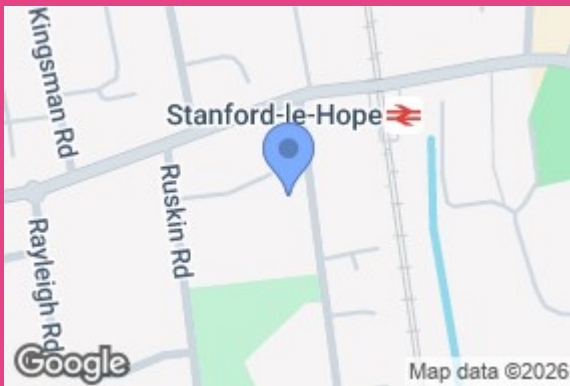
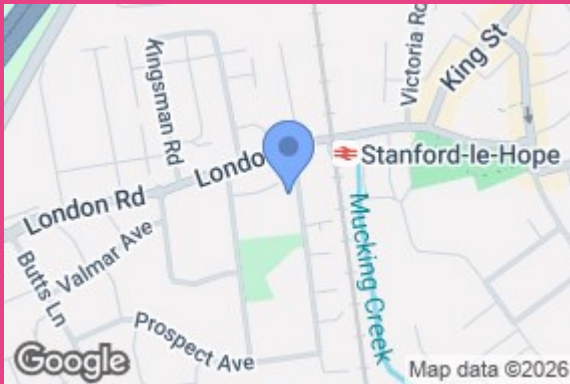
### Three Piece Bathroom

9'1 x 8'9 (2.77m x 2.67m)

### West Facing Garden

### Side Access





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	

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