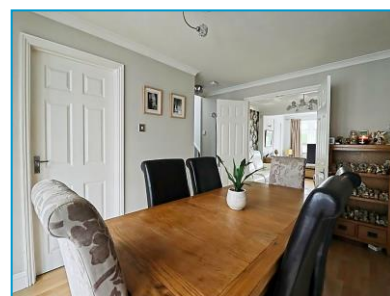
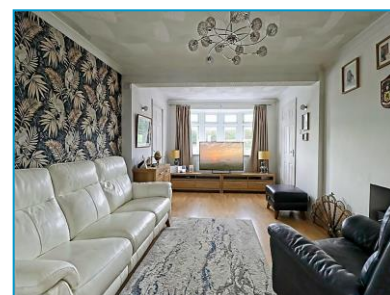




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Boyce Road, Stanford-Le-Hope



Morgan Brookes believes - This well-presented four-bedroom detached family home featuring a ground floor cloakroom, 18ft conservatory, and a modern fitted kitchen and bathroom is ideally located within close proximity to the Train Station and Town Centre, offering both convenience and comfortable living.

Our Sellers love - Is how peaceful the street is. There are no houses directly opposite or behind, which means the back garden is exceptionally private. They also value the sense of community, with several neighbours having lived here since the houses were first built and lovingly planting many of the mature trees and shrubs that now line the area. Lastly that the ground floor can be used as semi open plan or used as individual rooms.

Key Features

- Guide Price £475,000 - £500,000.
- Four Bedroom Detached Family Home.
- Ground Floor Cloakroom.
- 18' Conservatory.
- Modern Fitted Kitchen & Bathroom.
- Well Presented Throughout.
- Summer House.
- Located Within Easy Reach Of Station.

**Guide Price £475,000 -
£500,000**

Boyce Road, Stanford-Le-Hope

Entrance

Double glazed panelled door to:

Hall

Radiator, wood effect flooring, doors to:

Ground Floor Cloakroom

Low level WC, hand basin, complimentary tiling to walls.

Living Room

15' 9" x 11' 2" (4.80m x 3.40m)

Double glazed window to front aspect, feature fireplace, radiator, wood effect flooring, double doors to Dining Room, further door to:

Garage Conversion / Ground Floor Bedroom

15' 10" x 7' 7" (4.82m x 2.31m)

Double glazed window to front aspect, radiator, coving to ceiling, carpet flooring.

Dining Room

13' 1" x 8' 10" (3.98m x 2.69m)

Stairs to first floor, radiator, wood effect flooring, double doors to Conservatory, door to:

Kitchen

10' 0" x 7' 1" (3.05m x 2.16m)

Range of fitted base and wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer unit, 4 point electric hob with extractor, integrated fridge/freezer & dishwasher, space & plumbing for further appliances, larder cupboard, opening to:

Conservatory

18' 0" x 8' 8" nt 5'7" (5.48m x 2.64m nt 1.70m)

Double glazed window to rear aspect, double glazed French doors to rear garden.

First Floor Landing

9' 9" nt 5'9" x 10' 1" nt 2'9" (2.97m nt 1.75m x 3.07m nt 0.83m)

Airing cupboard incorporating boiler, coving to ceiling with loft access, radiator, doors to:

Bedroom 1

13' 11" x 8' 11" (4.24m x 2.72m)

Double glazed window to front aspect, radiator, wood effect flooring, coving to ceiling.

Bedroom 2

10' 2" x 8' 5" (3.10m x 2.56m)

Double glazed window to front aspect, radiator, wood effect flooring, coving to ceiling.

Bedroom 3

8' 11" x 7' 9" (2.72m x 2.36m)

Double glazed window to rear aspect, radiator, wood effect flooring, coving to ceiling.

Bathroom

7' 1" x 7' 0" (2.16m x 2.13m)

Obscure double glazed window to rear aspect, hand basin, low level WC, panelled bath.

Rear Garden

Paved seating area, gated access to both sides.

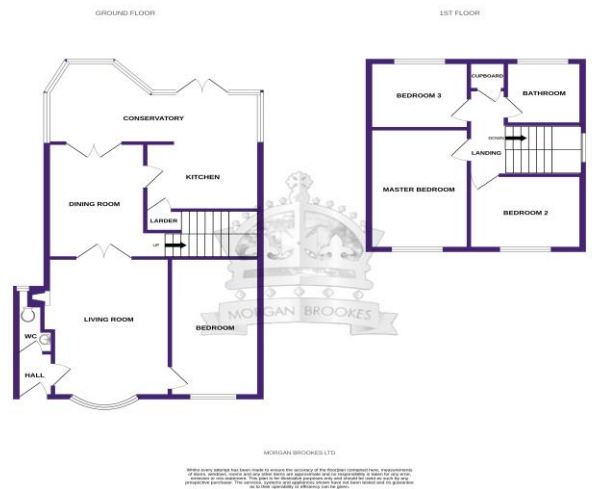
Summer House

11' 6" x 9' 6" (3.50m x 2.89m)

Double doors to front aspect, window to side aspect, power and light connected.

Front Of Property

Block paved driveway offering off street parking for up to 3 vehicles.



Local Authority Information
Thurrock Borough Council
Council Tax Band: D

01268 755626

morganbrookes.co.uk

Guide Price £475,000
- £500,000

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.