



Tomkins Close Stanford-le-Hope SS17 8QU

- 3 BED TERRACED HOUSE
- LOUNGE/DINER 25' 9" x 14' 1"
- KITCHEN 10' 3" x 7' 9"
- BATHROOM 7' 4" x 6' 8"
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- NEW BOILER
- GARDEN APPROX 40FT
- GARAGE



Connollys are pleased to offer to the market this spacious 3 bed terraced house with many fine features in Stanford Le Hope. Walking distance to C2C mainline station to Fenchurch Street. Close to local shops and schools. Viewing advised. Features include:

O.I.E.O £275,000 Freehold

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please visit our website:
www.connollysestates.co.uk"**

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92 to 100)	82
B (81 to 91)	
C (69 to 80)	
D (55 to 68)	63
E (39 to 54)	
F (21 to 38)	
G (1 to 20)	
Not energy efficient - higher running costs	
England, Wales & N.Ireland EU Directive 2002/91/EC	

ENTRANCE

Via Composite door to hall.

HALL

2.42m x 2.40m (7' 11" x 7' 10") Smooth plastered ceiling. Wood effect laminate flooring. Double Georgian doors to lounge Radiator.

LOUNGE/DINER

7.86m x 4.28m (25' 9" x 14' 1") Textured ceiling. Wood effect laminate flooring. UPVC double glazed french doors to rear. Ornate fire surround with gas coal effect fire. Open to carpeted stairs to first floor and cupboard housing meters. Radiators.

KITCHEN

3.13m x 2.35m (10' 3" x 7' 9") Smooth plastered ceiling. Wood effect laminate flooring. UPVC double glazed window to rear. Range of eye and base level cupboards and drawers with roll top work surface. Electric oven and gas hob with extractor above. Stainless steel single sink with mixer tap. Plumbing for washing machine. New boiler. Under stairs storage.

LANDING

Textured ceiling with hatch to loft. Airing cupboard.

BATHROOM

2.24m x 2.03m (7' 4" x 6' 8") Smooth plastered ceiling. Vinyl tile effect floor covering. UPVC double glazed window to rear. Panelled bath with electric shower above. Pedestal hand basin. Low level wc. Radiator.

BEDROOM ONE

3.30m x 3.56m (10' 10" x 11' 8") Textured ceiling. Fitted carpet. UPVC double glazed window to rear. Radiator.

BEDROOM TWO

4.10m x 3.27m (13' 5" x 10' 9") Textured ceiling. Fitted carpet. UPVC double glazed window to front. Radiator.

BEDROOM THREE

2.76m x 2.62m (9' 1" x 8' 7") Textured ceiling. Fitted carpet. UPVC double glazed window to front. Radiator.

REAR GARDEN

Approximately 40ft. Immediate paved patio with path leading to shed. Mainly laid to lawn with an abundance of flower and shrub borders.

FRONTAGE

Paved parking leading to garage with lawn to the side.