



Dunstable Road Stanford-le-Hope SS17 8QT

- 4 BED SEMI DETACHED HOUSE
- LOUNGE 21' 8" x 12' 6"
- KITCHEN 12' 4" x 8' 2"
- DINING ROOM 11' 10" x 8' 8"
- GROUND FLOOR WC
- GAS CENTRAL HEATING
- 70 FT GARDEN
- OFF ROAD PARKING
- OWN DRIVE TO GARAGE
- HYATT AND HAAS



ATTENTION Priced to sell! Located in a pleasant and popular area, this is a solidly built Hyatt and Haas (Circa 1974) professionally extended 4 bedroom semi detached house. Homes in this location are seldom offered for sale so viewing is highly recommended. Features above:

O.I.E.O £399,999 Freehold

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92 to 100)	83
B (81 to 91)	69
C (69 to 80)	
D (55 to 68)	
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

**"To view the full sales particulars,
please visit our website:
www.connollysestates.co.uk"**

ENTRANCE

Via feature hardwood door to:

PORCH

Inset light. Storage cupboards. Boiler for central heating. Door to:

ENTRANCE HALL

Inset light. Radiator. Power points. Fitted carpet. Door to garage. Carpeted stairs to first floor.

FITTED KITCHEN

3.76m x 2.50m (12' 4" x 8' 2") UPVC double glazed bay window. Inset lights to ceiling. Range of eye and base level cupboards and drawers with concealed lighting and roll top work surfaces. Range master gas oven, griddle and warming plate with extractor over. Stainless steel one and a half sink. Appliance space. Display cabinets. Power points. Ceramic tiles to floor. UPVC double glazed door to flank.

DINING ROOM

3.60m x 2.65m (11' 10" x 8' 8") UPVC double glazed window. Coving to textured ceiling. Radiator. Power points. Plate rail. Fitted carpet.

GROUND FLOOR WC

UPVC double glazed window. Textured ceiling. Low level wc. Wash hand basin. Radiator. Fitted carpet.

LOUNGE

6.61m x 3.82m (21' 8" x 12' 6") ' Two UPVC double glazed tilt n slide patio doors to garden. Deep coving to textured ceiling. Attractive limestone fireplace. Two radiators. Dado rail. Power points. Fitted carpet.

LANDING

Textured ceiling with hatch to loft with ladder. Fully insulated and boarded. Radiator. Telephone point. Airing cupboard. Fitted carpet.

BEDROOM ONE

3.80m into wardrobes x 3.62m to extremes (12' 6" x 11' 11") . UPVC double glazed window. Coving to textured ceiling. Radiator. Power points. Fitted carpet. Fitted wardrobes. Open to:

EN SUITE/SHOWER ROOM

Fully tiled shower cubicle with mains shower. Wash hand basin with cupboard below. Low level wc. Fully tiled. Fitted carpet. Extractor fan.

BEDROOM TWO

3.64m x 2.65m (11' 11" x 8' 8") UPVC double glazed window. Textured ceiling. Radiator. Power points. Fitted carpet. Fitted wardrobes and storage.

BEDROOM THREE

3.35m x 2.26m (11' 0" x 7' 5") UPVC double glazed window. Textured ceiling. Radiator. Power points. Fitted carpet. Fitted wardrobe and cupboard.

BEDROOM FOUR

3.18m x 2.73m (10' 5" x 8' 11") UPVC double glazed window. Textured ceiling. Radiator. Power points. Fitted carpet. Fitted wardrobes and storage.

BATHROOM

UPVC double glazed window. Suite comprises corner bath with mixer tap and shower attachment. Fully tiled shower cubicle with mains shower. Low level wc. Wash hand basin with vanity surround. Fully tiled. Ceramic tiles to floor.

REAR GARDEN

Approximately 70ft in length (sunny aspect) with patio area leading to lawn and borders. Side access. Outside tap.

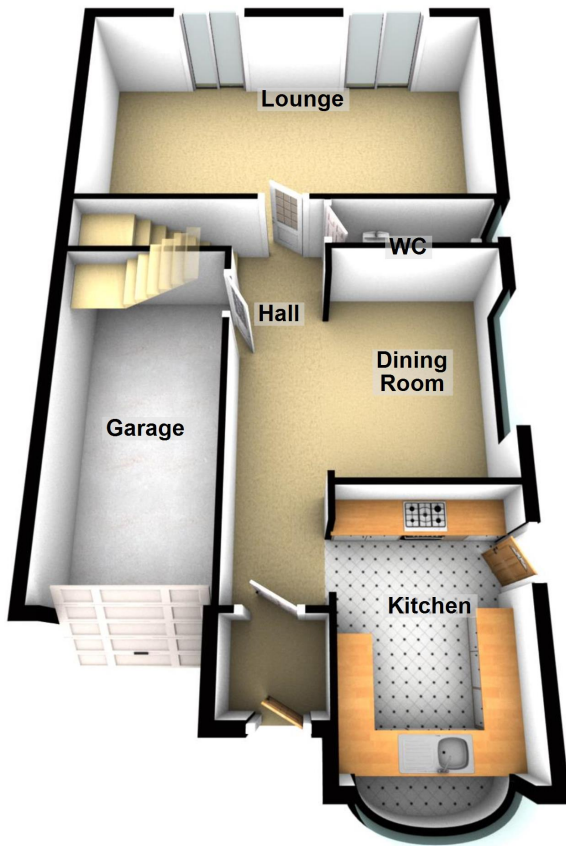
FRONTAGE

Paved for 2- 3 vehicle parking incorporating OWN DRIVE TO GARAGE. with power and light.

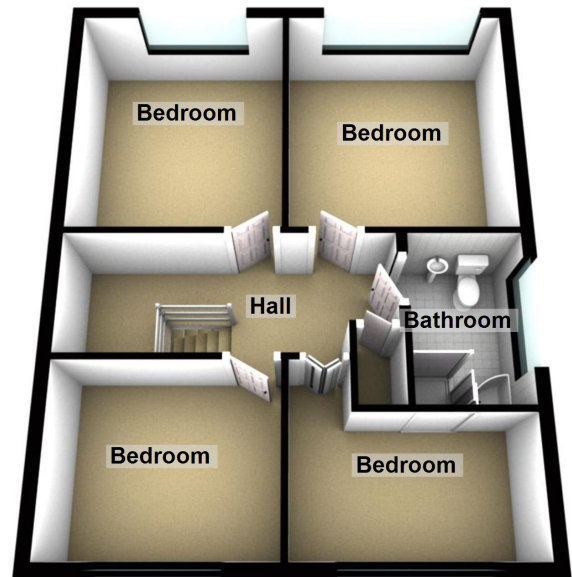
N.B.

Cavity wall insulated

Ground Floor



First Floor



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