



Kempsters
ESTATE AGENTS

7 Arne Close
Stanford-Le-Hope SS17 8QP

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Guide price
£250,000

Guide price £250,000-£260,000.
This well presented three bedroom house is situated in a great location within easy walking distance of local shops, schools and c2c train station. Features include a spacious lounge, kitchen/breakfast room, approx 36' rear garden and garage.



- Lounge 15'2 x 14'11
- Fitted kitchen/breakfast room 16'2 x 9'4
- Bedroom one 12'1 x 9'2
- Bedroom two 12'1 x 9'2
- Bedroom three 9'3 x 6'8
- Bathroom
- Rear garden approx 36'
- Garage and parking space

ENTRANCE HALL

Textured ceiling, power point, laminate floor.

LOUNGE

15'2 x 14'11 (4.62m x 4.55m)

Double glazed window to front, textured ceiling, feature fireplace with inset gas coal effect fire, storage heater, power points, laminate floor.

FITTED KITCHEN/BREAKFAST ROOM

16'2 x 9'4 (4.93m x 2.84m)

Double glazed window and double glazed patio doors lead to rear garden, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated extractor, electric cooker, fridge/freezer and space for washing machine, storage heater, large built-in under stairs storage cupboard, power points, tiled floor.

FIRST FLOOR LANDING

Textured ceiling, access to loft space, storage heater, power point, laminate floor.

BEDROOM ONE

12'1 x 9'2 (3.68m x 2.79m)

Double glazed window to rear, textured ceiling, range of fitted wardrobes with matching bridging units, power points, laminate floor.

BEDROOM TWO

12'2 x 9'3 (3.71m x 2.82m)

Double glazed window to front, textured ceiling, range of fitted wardrobes, built-in airing cupboard, storage heater, power points, fitted carpet.

BEDROOM THREE

9'3 x 6'8 (2.82m x 2.03m)

Double glazed window to front, smooth plastered ceiling, built-in wardrobe, storage heater, power points, laminate floor.



BATHROOM

Opaque double glazed windows to rear, textured ceiling, suite comprising bath with independent shower unit above, shower screen, pedestal wash hand basin and low flush wc, heated towel rail, tiled walls, vinyl floor covering.

REAR GARDEN

in excess of 36' (in excess of 10.97m)

Immediate patio area, remainder laid to lawn with shrub and tree borders, rear pedestrian access leads to:

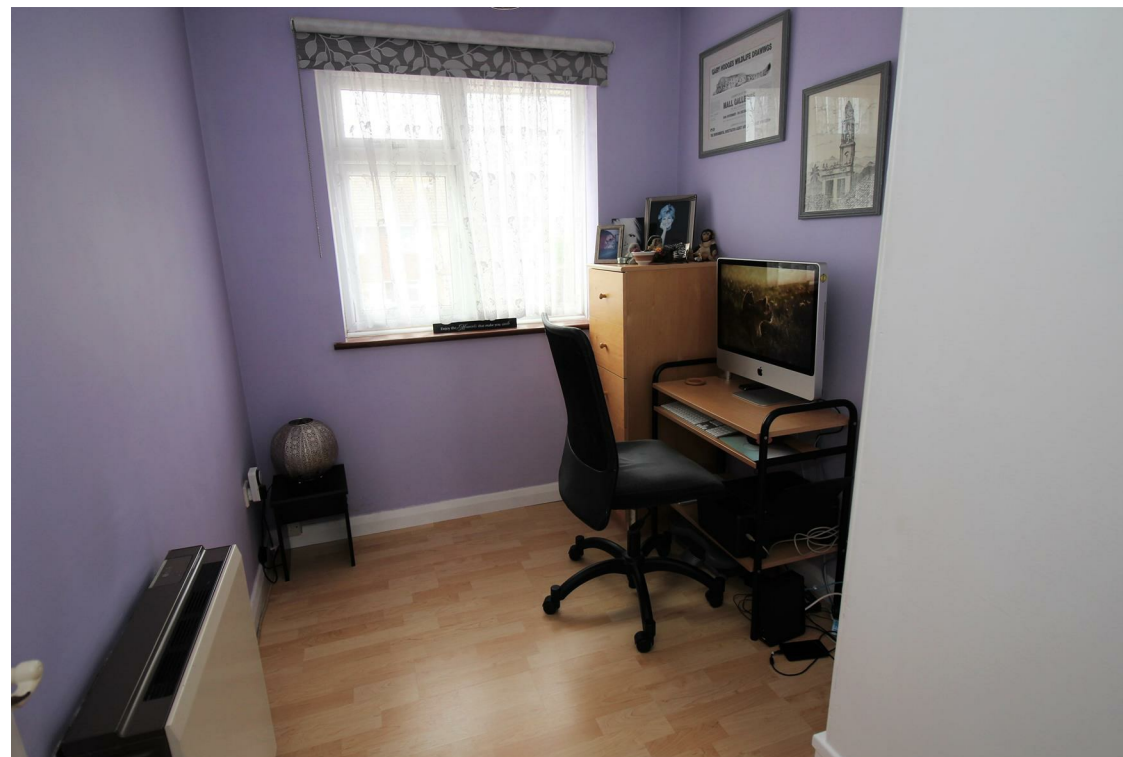
GARAGE

In nearby block, parking space in front.

FRONT GARDEN

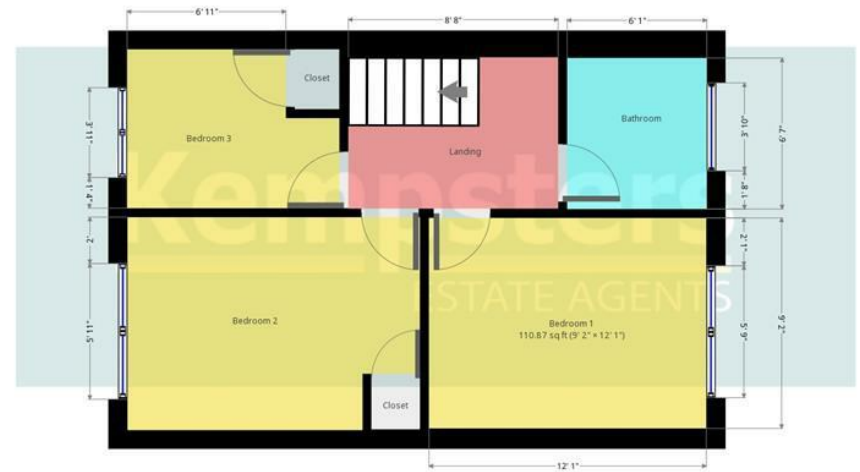
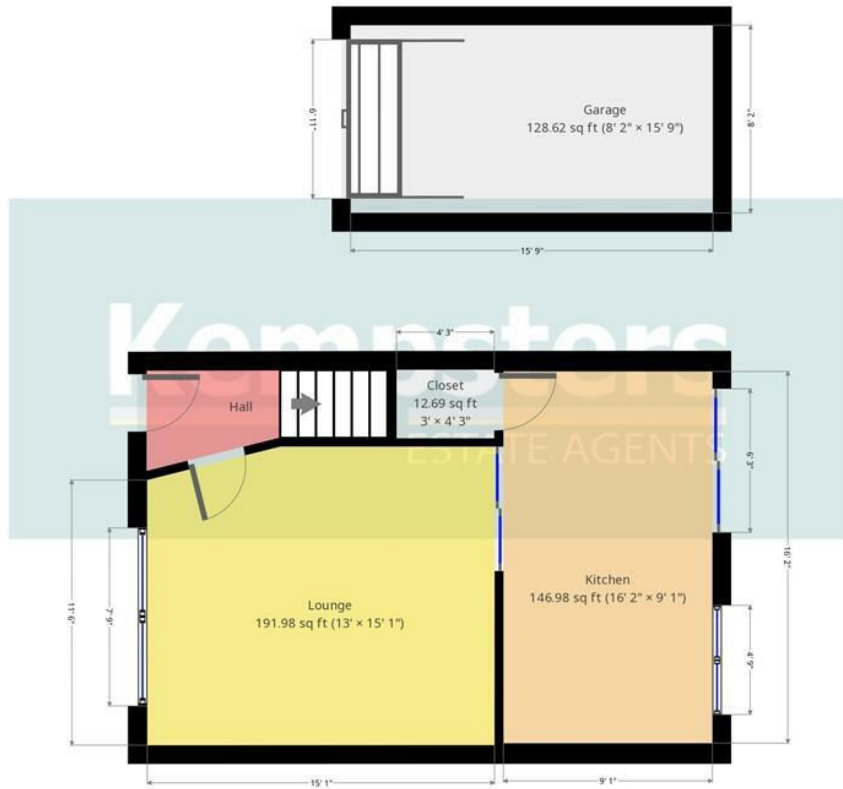
Laid to lawn with shrub borders. Dropped kerb providing potential for off road parking











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