



**Kempsters**  
ESTATE AGENTS

345 Southend Road  
Corringham Stanford-Le-Hope SS17 8HW

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Asking price  
**£327,500**



**OPEN PLAN LIVING!** This outstanding three bedroomed house has been maintained to the highest of standards throughout. The property is currently configured as a two bedroomed house but the vendors are willing to restore it back to three bedrooms if required. Features include a spacious lounge/diner, fitted kitchen, utility, ground floor shower room, stylish bathroom, private rear garden plus off road parking for two vehicles.



- Lounge/Diner 25'4 x 13'2>8'9
- Fitted Kitchen 14'5 x 7'1<8'3
- Utility
- Ground Floor Shower Room
- Bedroom One/Three 13'10 x 9'2 plus 8'8 x 7'8
- Bedroom Two 11am x 10'9
- Stylish Bathroom
- Private Rear Garden 29'
- Off Road Parking For Three Vehicles



## ENTRANCE

Partially double glazed door leads to:

## KITCHEN

14'5 x 7'1 < 8'3 (4.27m'1.52m x  
2.13m'0.30m < 2.44m'0.91m)

Double glazed window to front, double glazed 'skylight', smooth plastered ceiling, extensive range of base and eye level units with contrasting work surfaces, matching breakfast bar, inset single drainer sink unit, integrated double oven, hob, microwave and wine cooler, space for large fridge/freezer, radiator, power points, vinyl flooring.

## UTILITY/STORAGE

9'5 x 8'2 (2.74m'1.52m x 2.44m'0.61m)

Double glazed window to front, space for washing machine, tumble dryer and fridge, power points.

## LOUNGE/DINER

25'4 x 13'2 reducing to 8'9 (7.62m'1.22m x  
3.96m'0.61m reducing to 2.44m'2.74m)

Double glazed French doors with matching side windows lead to rear garden, coved and smooth plastered ceiling, built-in under stairs storage cupboard, two radiators, power points, laminate floor.

## GROUND FLOOR SHOWER ROOM

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, extractor fan, suite comprising large walk-in shower, vanity unit with inset wash hand basin and low flush toilet, tiled walls, heated towel rail, tiled floor.

## FIRST FLOOR LANDING

Textured ceiling, access to loft space, built-in airing cupboard, fitted carpet.



## BEDROOM ONE

13'10 x 9'2 plus 8'8 x 7'8 (3.96m'3.05m x  
2.74m'0.61m plus 2.44m'2.44m x 2.13m)

Currently configured as one bedroom but the vendors are prepared convert back to two separate bedrooms if required.

Two double glazed windows to rear, textured ceiling, fitted storage unit, range of wardrobes to remain (if required), two radiators, power points, fitted carpet.

## BEDROOM TWO

11' x 10'9 (3.35m' x 3.05m'2.74m)

Double glazed window to front, coved and textured ceiling, radiator, power points, fitted carpet.

## BATHROOM

Opaque double glazed window to front, textured ceiling, suite comprising free standing bath with mixer tap and shower attachment, vanity unit with inset wash hand basin and low flush toilet, matching storage cupboard, radiator, tiled walls, tiled floor.







## REAR GARDEN

29' (8.84m')

Mostly laid with artificial turf, small inset lawn area, outside tap, fence surround.

## FRONT GARDEN

With hard standing providing off road parking for three vehicles.











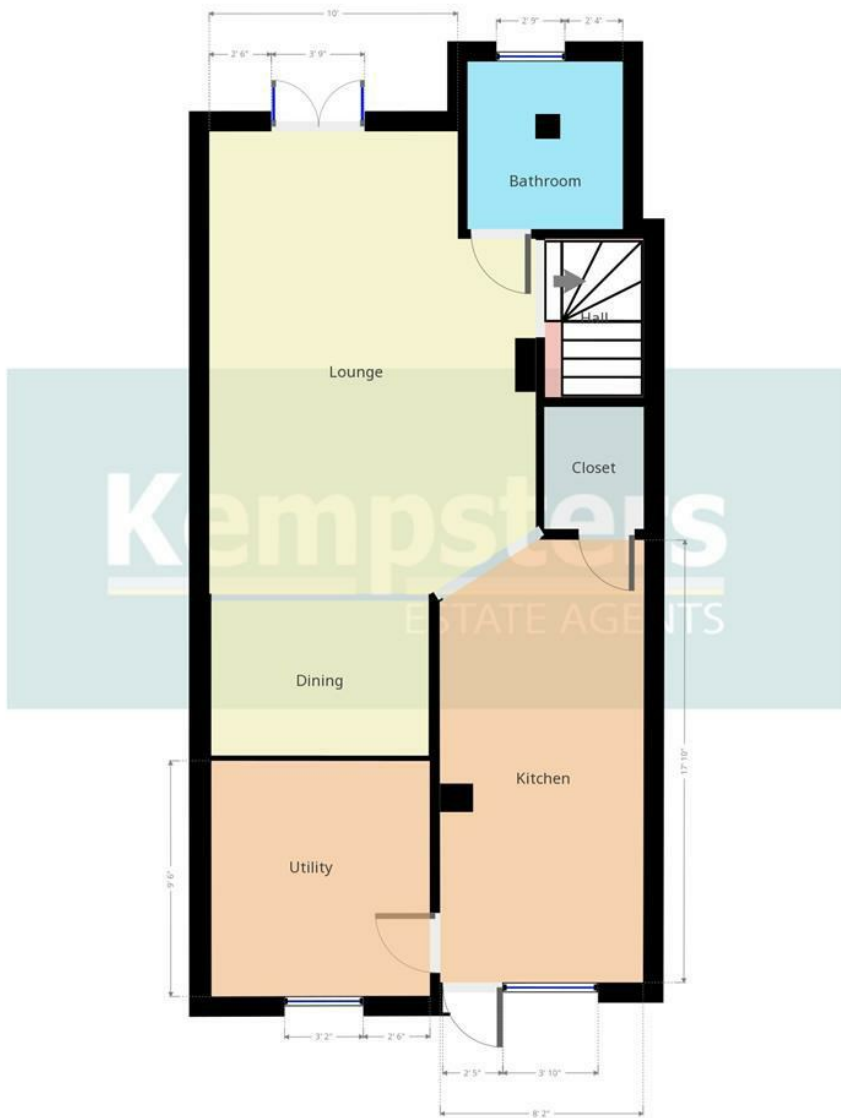












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