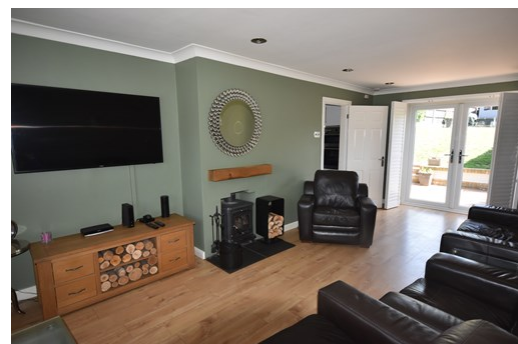




## Upton Close Stanford-le-Hope SS17 7DQ

- 3 BED END TERRACED HOUSE
- LOUNGE 19' 6" x 11' 9"
- KITCHEN 19' 8" x 11' 4"
- KITCHEN DINER
- BATHROOM 7' 7" x 6' 3"
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- REAR GARDEN APPROX 100FT
- OFF ROAD PARKING FOR SEVERAL CARS



Connollys have pleasure in offering for sale this immaculate 3 Bed end of terraced house within walking distance to C2C station, popular schools and shops close by. This is a well proportioned house ideal for the growing family. Viewing advised. Features include:

# O.I.E.O £320,000 Freehold

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92 to 100)	79
B (81 to 91)	
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](http://www.connollysestates.co.uk)"

## ENTRANCE

Via Composite door and UPVC double glazed window to porch.

## PORCH

Smooth plastered ceiling with inset spotlights. Ceramic tiled floor. Open to hall.

## HALL

Smooth plastered ceiling. Ceramic tiled floor and carpeted stairs to first floor. Door to kitchen. Modern radiator.

## LOUNGE

5.95m x 3.57m (19' 6" x 11' 9") Coving to smooth plastered ceiling with inset spotlights. Wood laminate flooring. UPVC double glazed bow window to front and UPVC double glazed french doors to rear all with colonial blinds. Solid oak mantle with log burner. Modern vertical radiator.

## KITCHEN/DINER

Coving to smooth plastered ceiling with inset spotlights. Vinyl floor covering. UPVC double glazed window to rear and UPVC french doors to flank with colonial blinds. Range of high gloss eye and base level cupboards with roll top work surface. One and a half bowl modern sink with mixer tap. Eye level double electric oven with gas hob and extractor above. Plumbing for washing machine and dishwasher. Modern tiled splash back. Under stairs cupboard. Breakfast bar.

## LANDING

Smooth plastered ceiling with hatch to boarded loft. Fitted carpet. Airing cupboard housing boiler.

## BATHROOM

2.31m x 1.91m (7' 7" x 6' 3") Smooth plastered ceiling with inset spot lights. Modern natural slate to floor and walls. UPVC double glazed window to rear with made to measure high gloss blind. Large walk in mains shower. Suspended sink with drawers below. Low level wc. Heated towel rail.

## BEDROOM ONE

3.65m x 3.45m (12' 0" x 11' 4") Smooth plastered ceiling. Wood laminate flooring. UPVC double glazed window to front with colonial blinds. Modern slim radiator. Large built in cupboard.

## BEDROOM TWO

4.40m x 2.73m (14' 5" x 8' 11") Smooth plastered ceiling. Laminate flooring. UPVC double glazed window to rear with colonial blinds. Modern slim radiator.

## BEDROOM THREE

3.43m x 1.93m (11' 3" x 6' 4") Coving to smooth plastered ceiling. Wood laminate flooring. UPVC double glazed window to front with colonial blinds. Radiator.

## REAR GARDEN

Approximately 100ft. Paved Patio area stepped up to lawn with summer house.

## FRONTAGE

Block paved parking for several cars with side access.

## N.B

All colonial shutter blinds to remain.