



Butts Lane, Stanford Le Hope

CALLING ALL FAMILYS: Castle Estate Agents are pleased to offer for sale this large 4 bedroom semi-detached house set in this semi rural location on this quiet road, close to the A13, this property has many benefits including off street parking x 4 cars.

- 4 Bedrooms
- Detached garage
- South facing rear garden
- Semi rural location
- Gas central heating
- Semi-Detached
- Off street parking x 3 cars
- Separate dining room
- Double glazed
- Double gated side access

£310,000 Freehold

Front aspect

Block paved off street parking x 2 cars with a shared side access with further parking for 1 car and double to a further parking space, outside lights, double glazed hardwood door with leaded glass inset to.

Porch

wood beamed walls and ceiling, radiator, tiled flooring, power points, wall mounted lights, double doors to:

Open plan lounge 21'11" by 11'8" (6m 68cm x 3m 56cm)

Double glazed leaded window to the side aspect and a double glazed leaded boxed bay window to the front aspect, 2 x radiators, feature brick built fire place with a cast iron wood burner inset, wood beamed walls and ceiling, tv point, power points, stairs to first floor, under stair cupboard, double doors to:



Dining room 15'9" by 9'8" (4m 80cm x 2m 95cm)

Wood beamed walls and ceiling, Double glazed leaded French doors with side panel windows to the rear aspect, radiator, wall mounted lights, power points, service hatch to kitchen.



Down stairs wc

2 Piece Whit suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, tiled flooring, wall mounted lights, tiled splash backs, radiator, double glazed frosted leaded window to the front aspect.

Kitchen 11'1" by 10'0" (3m 38cm x 3m 5cm)

Double glazed leaded window to the rear aspect, eye level and base level units, roll top work surfaces incorporating a 4 ring ceramic hob, under over, over extractor fan, 1 1/4 bowl sink and drainer with mixer taps, tiled splash backs, power points, spot lights, wine rack, integral washing machine, dish washer, dish washer and fridge, tiled flooring.



First floor landing

Doors to all rooms, loft access, double glazed leaded window to the side aspect, wood beamed walls and ceiling, radiator, spot lights.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

Bedroom 1 15'7" by 11'3" (4m 75cm x 3m 43cm)

double glazed leaded window to the front aspect, a range of up and over wardrobes to two walls, radiator and power points, shower cubicle inset, with glass door, fully tiled and wall mounted electric shower, white hand was basin with mixer taps and double glazed leaded frosted window to the front aspect.

Bedroom 2 12'8" by 11'2" (3m 86cm x 3m 40cm)

Up and over wardrobes, power points, wall mounted lights, door to bedroom 3.

Bedroom 3 10'0" by 9'0" (3m 5cm x 2m 74cm)

double glazed leaded window to the rear aspect, up and over wardrobes, radiator and power points.

Bedroom 4 13'3" by 7'0" (4m 4cm x 2m 13cm)

double glazed leaded window to the front aspect, up and over wardrobes, radiator and power points.

Family bathroom

3 Piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit and mixer taps, panel enclosed bath with wall mounted mains shower, fully tiled, down lighters, double glazed leaded frosted window to the rear aspect, tiled flooring, radiator.

Rear garden


Approx 40ft South facing, block paved patio, mainly laid to lawn, mature shrub borders, double gated side access, outside light, outside tap, brick built bar b q, door to garage.


Detached garage

Power lighting with an up and over door.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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