



## Northlands Close, Stanford-le-Hope

**£379,995** Freehold

**SSTC**

Ali & Co are delighted to offer for sale this exceptional THREE BEDROOM FAMILY HOME in a Cul De Sac.

Semi Detached property with detached garage.

Located in the favoured part of Thurrock, Stanford Le Hope.

Close to schools | Close to Town Centre | Detached Garage | Semi-Detached | Three Bedroom | Cul De Sac |

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hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES



## THREE BEDROOM FAMILY HOME

Ali & Co are delighted to offer for sale this exceptional THREE BEDROOM FAMILY HOME in a Cul De Sac. Semi Detached property with detached garage. Located in the favoured part of Thurrock, Stanford Le Hope. The property offers fantastic living space with a kitchen / diner. Spacious lounge with patio doors leading to the garden and side access to garage. Upstairs you the master bedroom decorated neutral with large windows. Second bedroom overlooking the rear garden is a very good size bedroom, fully tiled family bathroom and a further third bedroom.

Loft access which has been boarded for storage.

located in a prominent area within close proximity to all local amenities and services.

Below are the nearest schools to the property  
Ortu Gable Hall School Secondary 0.37 miles  
Ortu Gable Hall School Post 16 0.37 miles  
Giffards Primary School Primary 0.39 miles  
Arthur Bugler Primary School Primary 0.57 miles  
Ortu Hassenbrook Academy Secondary 1.13 miles  
The Pioneer School Post 16 3.48 miles

A fantastic Family Home situated in a Cul De Sac.

Call us to arrange your viewing.

Council Tax Band: C (Thurrock Council)  
Tenure: Freehold

### Lounge

w: 4.9m x l: 3.3m x h: 2.5m (w: 16' 1" x l: 10' 10" x h: 8' 2")

### Kitchen

w: 3.1m x l: 4.2m x h: 2.5m (w: 10' 2" x l: 13' 9" x h: 8' 2")

### Hall

w: 1.6m x l: 4.3m x h: 2.5m (w: 5' 3" x l: 14' 1" x h: 8' 2")

### Bedroom 1

w: 2.8m x l: 4.3m x h: 2.5m (w: 9' 2" x l: 14' 1" x h: 8' 2")

### Bedroom 2

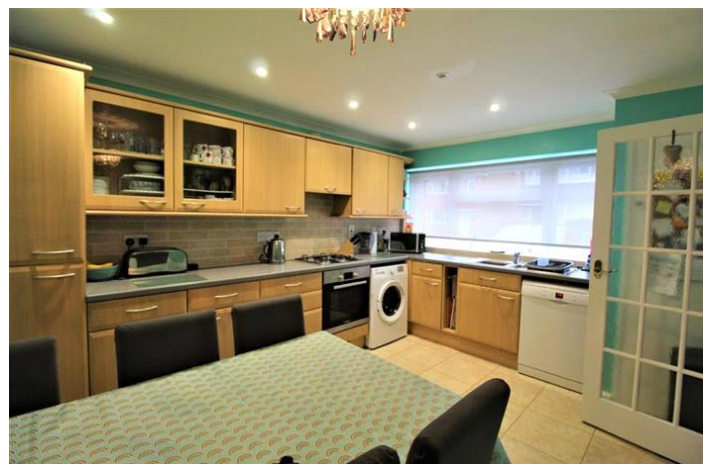
w: 2.8m x l: 3.3m x h: 2.5m (w: 9' 2" x l: 10' 10" x h: 8' 2")

### Bedroom 3

w: 1.9m x l: 2.4m x h: 2.5m (w: 6' 3" x l: 7' 10" x h: 8' 2")

### Bathroom

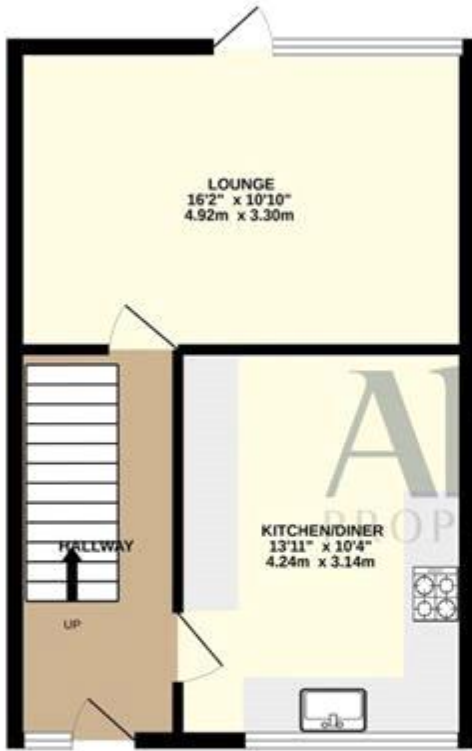
w: 1.6m x l: 1.9m x h: 2.5m (w: 5' 3" x l: 6' 3" x h: 8' 2")



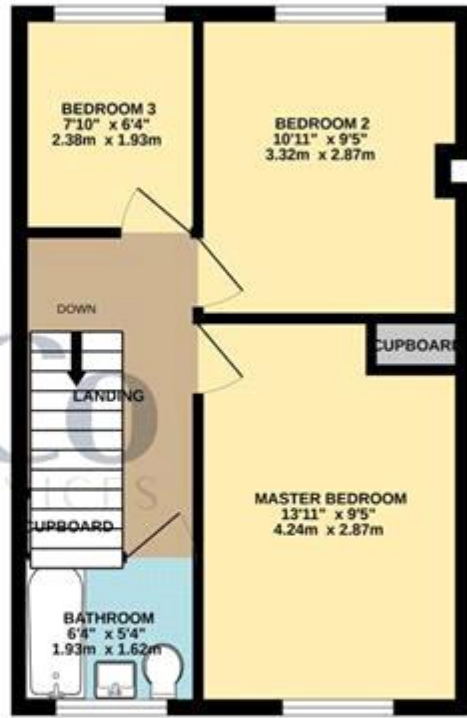




GROUND FLOOR  
400 sq.ft. (37.1 sq.m.) approx.



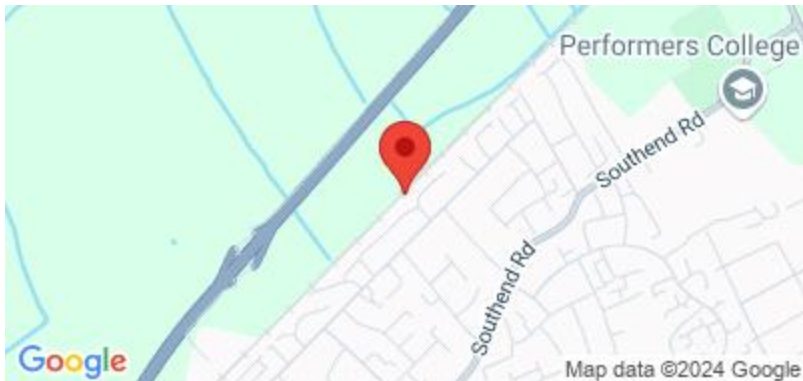
1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



THREE BEDROOM SEMI DETACHED

TOTAL FLOOR AREA : 791 sq.ft. (73.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 02022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>67</b>	<b>78</b>

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.