



6 Pelham Place

Stanford-Le-Hope, Stanford-Le-Hope

GUIDE PRICE £400,000 - £425,000 Featuring a double story side extension and garage and located within this popular location, we are deligh...

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Beautiful FOUR bedroom family home
- Extended and much improved throughout
- Great location, close to schools/shops/travel links, A13 and Railway station closeby
- Entrance Porch and Hallway
- Spacious Lounge with media wall
- Large Kitchen/Breakfast Room
- Separate dining room/reception
- Utility Room & Ground Floor WC
- Four first floor bedrooms with En-suite to master





Entrance Porch

Entrance Hallway

Lounge/Diner

Dimensions: 17' 10" x 15' 7" (5.43m x 4.75m).

Kitchen/Breakfast Room

Dimensions: 15' 0" x 9' 0" (4.57m x 2.74m).

Dining/Play Room

Dimensions: 9' 10" x 9' 4" (2.99m x 2.84m).

Utility Room

Ground Floor WC

First Floor

Bedroom One

Dimensions: 16' 0" x 8' 0" (3.65m x 2.44m).

En-Suite Shower

Dimensions: 8' 0" x 6' 0" (2.44m x 1.83m).

Bedroom Two

Dimensions: 11' 0" x 8' 0" (3.35m x 2.44m).

Bedroom Three

Dimensions: 10' 0" x 9' 0" (3.05m x 2.74m).

Bedroom Four

Dimensions: 8' 0" x 6' 0" (2.44m x 1.83m).

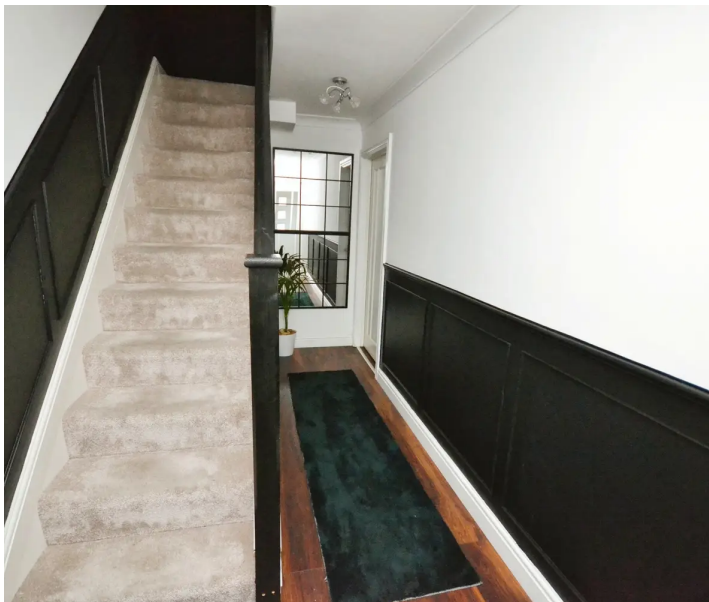
Bathroom/WC

Dimensions: 8' 0" x 5' 0" (2.44m x 1.52m).

Garage

Dimensions: 16' 0" x 9' 0" (4.87m x 2.74m).

Exterior



GROUND FLOOR
870 sq.ft. (80.8 sq.m.) approx.



1ST FLOOR
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1497 sq.ft. (139.1 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.

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