



**Kempsters**

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ESTATE AGENTS

32 Webster Road  
Stanford-Le-Hope SS17 0BE

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Asking price  
**£445,000**

**This spacious four bedroomed semi detached house is situated in a great location within easy reach of local shops, schools and c2c train station. Features include a large fitted kitchen/breakfast room, lounge, conservatory, utility area, ground floor toilet, stunning master bedroom with two dressing areas and en suite, stylish family bathroom, approx 50' rear garden with large summer house, garage at rear plus off road parking.**



- Lounge 14'10 x 12'5
- Fitted Kitchen/Breakfast Room 21' x 8'9
- Conservatory 14'8<20' x 7'6
- Utility Area 9'>5'11 x 8'9. Ground Floor Toilet
- Stunning Master Bedroom 12'<16'11 x 10' With Two Separate Dressing Areas Plus En Suite
- Stylish Family Bathroom
- Rear Garden Approx 50' With Summer House
- Garage At Rear
- Off Road Parking At Front
- Great Location Within Easy Reach Of Shops, Schools And Train Station

### ENTRANCE PORCH

Two opaque double glazed windows to front, coved and smooth plastered ceiling with inset spotlights, tiled floor. Partially opaque double glazed door leads to:

### ENTRANCE HALL

Double glazed window to side, coved and smooth plastered ceiling, access to first floor, built-in under stairs storage cupboards, radiator, power point, laminate floor.

### LOUNGE

14'10" x 12'5" (4.27m'3.05m x 3.66m'1.52m)

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

### KITCHEN/BREAKFAST ROOM

21' x 8'9" (6.40m' x 2.44m'2.74m)

Double glazed window to side, smooth plastered ceiling with inset spotlights, extensive range of base and eye level units with contrasting granite work surfaces, inset single drainer sink unit, breakfast bar, range style cooker with extractor canopy above, integrated fridge and dishwasher, radiator, power points, vinyl flooring.

### CONSERVATORY

14'8"<20' x 7'6" (4.27m'2.44m<6.10m' x 2.13m'1.83m)

Double glazed windows and two doors lead to rear garden, radiator, power points, laminate floor. Open doorway to:

### UTILITY AREA

9' reducing to 5'11" x 8'9" (2.74m' reducing to 1.52m'3.35m x 2.44m'2.74m)

Range of base level units with contrasting granite work surface, inset single drainer sink unit, ample appliance spaces, power points, tiled floor.

### GROUND FLOOR TOILET

Opaque double glazed window, suite comprising wash hand basin and low flush toilet, tiled floor.

### FIRST FLOOR LANDING

Double glazed window to side, coved and smooth plastered ceiling, access to second floor, radiator, power point, fitted carpet.



### BEDROOM TWO

12'5" x 9'5"<10'11" (3.66m'1.52m x 2.74m'1.52m<3.05m'3.35m)

Double glazed window to front, smooth plastered ceiling, radiator, power points, fitted carpet.

### BEDROOM THREE

10'7"<15' x 9'1" (3.05m'2.13m<4.57m' x 2.74m'0.30m)

Double glazed window to rear, coved and smooth plastered ceiling, radiator, power points, fitted carpet.

### BEDROOM FOUR

11'7" (into wardrobes) x 9'3" reducing to 5'7" (3.35m'2.13m (into wardrobes) x 2.74m'0.91m reduc

Double glazed window to front, smooth plastered ceiling, large built-in double wardrobe/cupboard housing gas central heating boiler, radiator, power points, fitted carpet.

### BATHROOM

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, suite comprising bath with independent shower unit above, shower

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screen, vanity unit with inset wash hand basin and low flush toilet, matching fitted cupboard, heated towel rail, tiled walls, tiled floor.

## SECOND FLOOR LANDING

Double glazed 'Velux' style window, smooth plastered ceiling, fitted carpet.

## BEDROOM ONE

12'10" x 16'11" x 10' (3.66m x 3.05m x 4.88m x 3.35m x 3.05m')

Double glazed French doors with 'Juliette' balcony overlooking the rear garden, smooth plastered ceiling with inset spotlights, radiator, power points, fitted carpet.

## DRESSING AREA ONE

11' max x 6'3" (3.35m' max x 1.83m'0.91m)

Double glazed 'Velux' style window, smooth plastered ceiling, power points, fitted carpet.

## DRESSING AREA TWO

6' x 5'8" x 6'8" (1.83m' x 1.52m'2.44m x 1.83m'2.44m)

Double glazed 'Velux' style window, smooth plastered ceiling, power points, fitted carpet.

## EN SUITE

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

## REAR GARDEN

in excess of 50' (in excess of 15.24m')

Immediate patio area with matching pathway leading to further patio area at rear, neatly laid lawn, outside tap, large summer house with power and light (16'3" x 9'4"). Personal door to:

## GARAGE

With power and light approached via rear vehicular access.

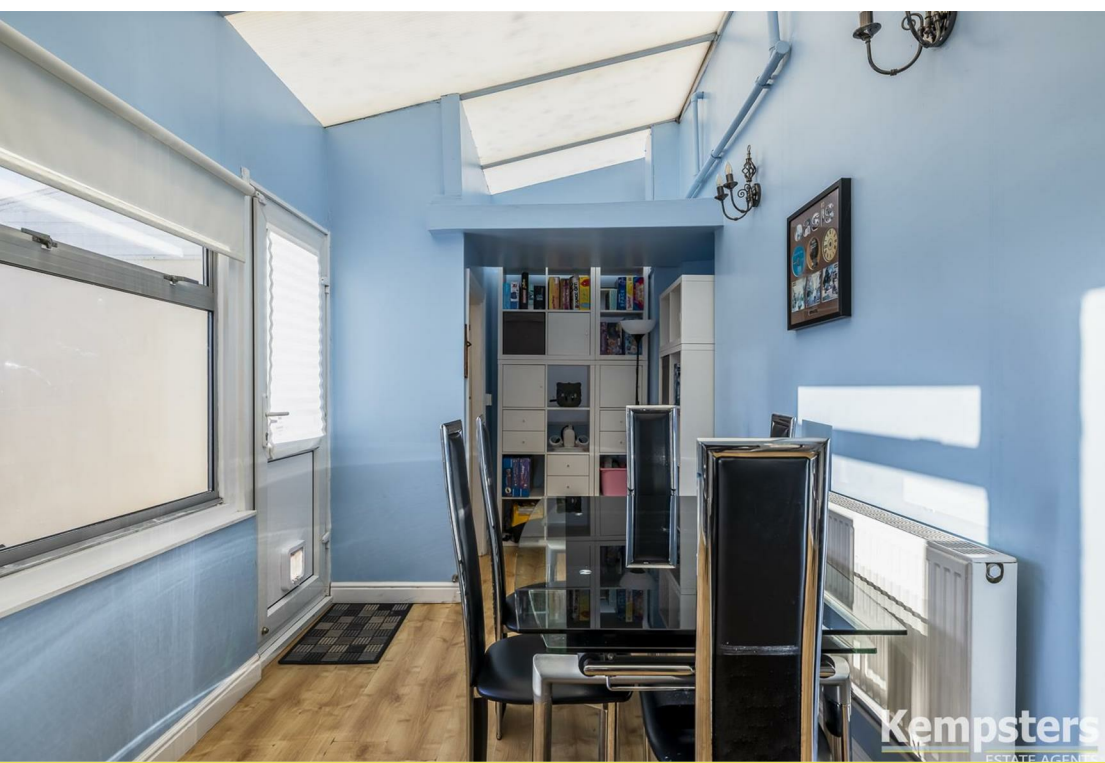
## FRONT GARDEN

Brick paved providing off road parking.

## COUNCIL TAX

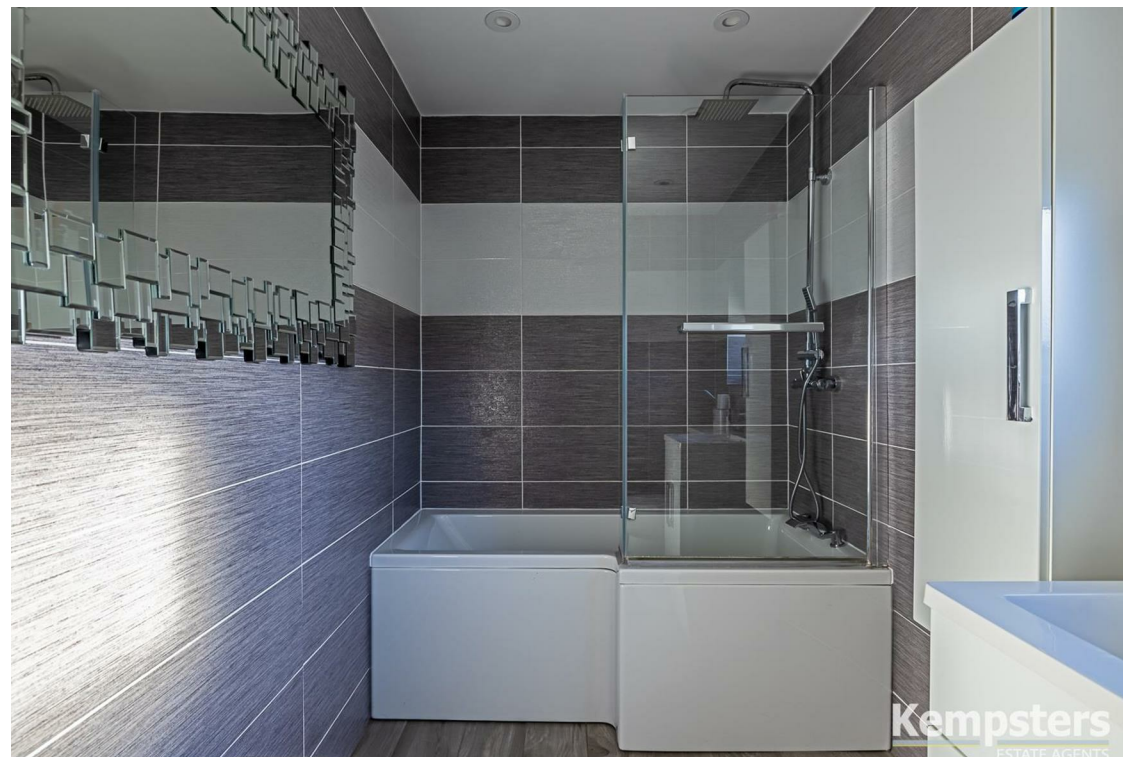
Band C: £1,542 per year













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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (27-38) <b>F</b>                            |  |                         |           |
| (1-26) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |
| Energy Efficiency Rating                    |  | 68                      | 78        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (82 plus) <b>A</b>                                              |  |                         |           |
| (61-81) <b>B</b>                                                |  |                         |           |
| (40-60) <b>C</b>                                                |  |                         |           |
| (20-39) <b>D</b>                                                |  |                         |           |
| (10-19) <b>E</b>                                                |  |                         |           |
| (1-9) <b>F</b>                                                  |  |                         |           |
| (0-0) <b>G</b>                                                  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |