



Fobbing Road, Stanford-Le-Hope, SS17 9BW
£550,000

Jenkins Property

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Set in a popular elevated position this semi detached four bedroom home is presented to a high standard. There is an impressive kitchen family room opening to the garden leading to a detached double garage.

- Double garage
- Extended
- Impressive kitchen family room
- Immaculately presented
- 4 Bedrooms

Hallway - 6.10m x 1.14m (20'0" x 3'9")

Exterior

Wc - 4'6" x 2'3" (13'1"19'8" x 6'6"9'10")

Rear Garden - in excess of 19.20m (in excess of 63)

Front Garden

Living Dining Room - 7.37m x 3.28m (24'2" x 10'9")

Games Room / Bar - 2.21m x 5.46m (7'3" x 17'11")

Kitchen Family Room - 6.45m x 4.90m (21'2" x 16'1")

Double Garage - 4.95m x 5.66m (16'3" x 18'7")

First Floor Landing - 1.98m x 1.73m (6'6" x 5'8")

Master Bedroom - 3.91m x 2.62m (12'10" x 8'7")

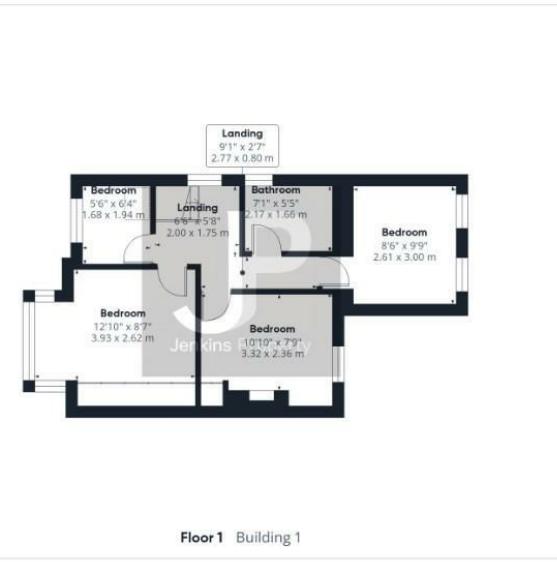
Bedroom Two - 3.30m x 2.36m (10'10" 7'9")

Bedroom Three - 2.59m x 2.97m (8'6" x 9'9")

Bedroom Four - 1.68m x 1.93m (5'6" x 6'4")

Bathroom - 2.16m x 1.65m (7'1" x 5'5")





Approximate total area⁽¹⁾

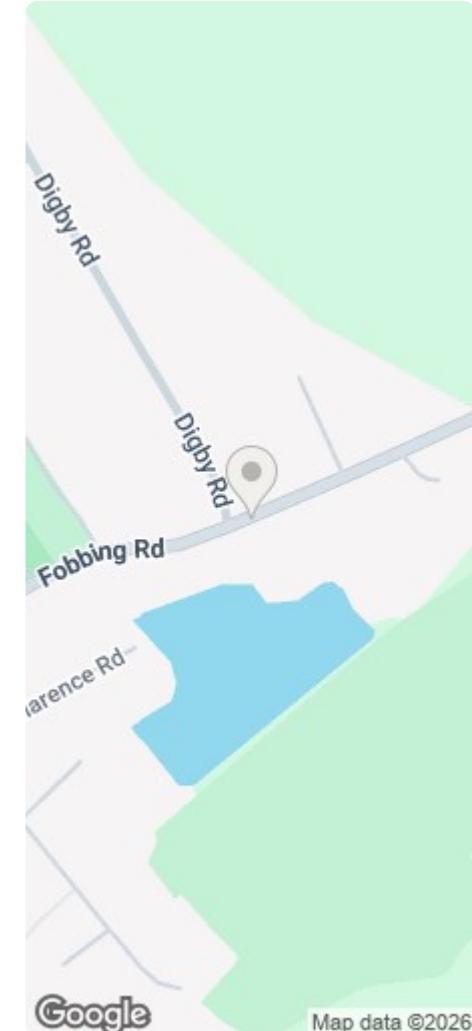
1564 ft²
145.4 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(A) plus A	B	(A) plus A	B
(B) plus B	C	(B) plus B	C
(C) plus C	D	(C) plus C	D
(D) plus D	E	(D) plus D	E
(E) plus E	F	(E) plus E	F
(F) plus F	G	(F) plus F	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	
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