



## Brindles Close, Linford, Stanford-le-Hope

**£345,000** Freehold

**SOLD**

Ali & Co are delighted to present to the market this fantastic THREE BEDROOM SEMI-DETACHED family home In LINFORD, STANFORD- LE-HOPE, The property offers modern living in a desirable location.

Available to view now | Cul De Sac | End Of Terrace | Front Garden | Garage | Large Garden | Three Bedroom Home | CHAIN FREE | Close to schools | Close To Station |

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**Ali&Co**  
PROPERTY SERVICES

## FANTASTIC THREE BEDROOM FAMILY HOME

Ali & Co are delighted to present to the market this fantastic THREE BEDROOM SEMI-DETACHED family home In LINFORD, STANFORD-LE-HOPE, The property offers modern living in a desirable location.

**LOCATION:** Brindles Close, LINFORD Stanford Le Hope, situated within a quiet cul-de-sac, this property enjoys a peaceful residential setting while remaining conveniently located. East Tilbury railway station is just a short walk away, offering direct rail links for commuters. The A13 and M25 are within easy reach, providing excellent transport connections to London and the wider region.

**ACCOMMODATION:** This spacious Three bedroom Semi- detached family Home has a welcoming entrance, a well thought layout designed for modern living including a open plan Kitchen /dining area making it the perfect family space. The property has three generously sized bedrooms and a modern family bathroom.

**EXTERNALLY:** The property boasts front and rear landscaped gardens , while the GARAGE situated at the front of the property offers convenient off street parking.

Internal viewings highly recommended , please call the office today on 01375 806786 to arrange a viewing of this beautifully presented home.

Council Tax Band: C (Thurrock Council)  
Tenure: Freehold  
Parking options: Driveway, Garage  
Garden details: Rear Garden

### Bedroom 1

w: 3.31m x l: 4.47m (w: 10' 10" x l: 14' 8")

### Bedroom 2

w: 2.98m x l: 3.31m (w: 9' 9" x l: 10' 10")

### Bedroom 3

w: 1.72m x l: 2.56m (w: 5' 8" x l: 8' 5")

### Kitchen/diner

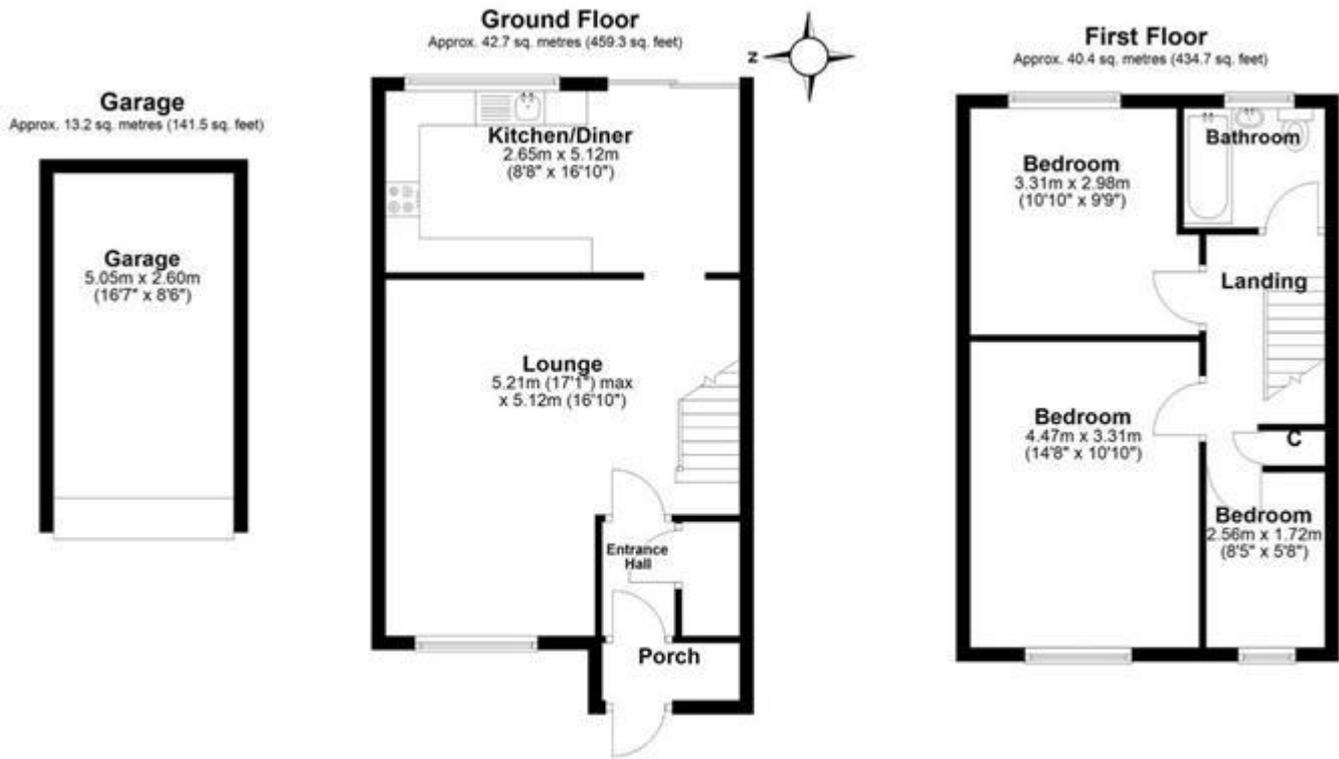
w: 5.12m x l: 2.65m (w: 16' 10" x l: 8' 8")

### Lounge

w: 5.12m x l: 5.21m (w: 16' 10" x l: 17' 1")







Total area: approx. 96.2 sq. metres (1035.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

**Brindles, Linford**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.