



West Tilbury Village £675,000



## **Meadow View, Rectory Road, West Tilbury Village, Essex, RM18 8UD**

A truly outstanding four bedroom detached house situated in this sought after village which offers superb accommodation that can only be appreciated by an early internal viewing. EPC: TBC

- ❖ ENTRANCE PORCH
- ❖ CLOAKROOM
- ❖ LOUNGE
- ❖ CONSERVATORY
- ❖ BATHROOM
- ❖ THREE FURTHER BEDROOMS
- ❖ DRIVEWAY

- ❖ ENTRANCE HALL
- ❖ DINING ROOM
- ❖ KITCHEN/BREAKFAST ROOM
- ❖ LANDING
- ❖ MASTER BEDROOM WITH EN-SUITE
- ❖ DOUBLE GARAGE
- ❖ REAR GARDEN

### **ENTRANCE PORCH**

Double glazed door to entrance porch. Tiled flooring.

### **ENTRANCE HALL**

Double glazed window to front. Radiator. Coving to ceiling. Laminate flooring. Power points. Dado rail and panelling to walls. Stairs to first floor with cupboard under. Walk in cupboard.

### **CLOAKROOM**

Obscure double glazed window. Radiator. Inset lighting to ceiling. Oak flooring. White Victorian style suite comprising of vanity wash hand basin with shelf under. High flush W.C. Panelling to walls.

### **LOUNGE** 19' 9" x 9' 8" (6.02m x 2.94m)

Double glazed window to front. Boxed radiator. Coving to ceiling. Laminate flooring. Power points. Open to:

### **DINING ROOM** 18' 0" x 11' 9" (5.48m x 3.58m)

Double glazed windows with central French Doors to conservatory. Boxed radiator. Coving to ceiling. Laminate flooring. Power points. Half panelled walls.



**CONSERVATORY** 22' 3" x 17' 9" (6.78m x 5.41m)

Double glazed to three aspects. Underfloor heating. Part vaulted ceiling. Tiled flooring. Power points. French Doors to garden.

**KITCHEN/BREAKFAST ROOM** 19' 0" x 13' 5" >9' 0" (5.79m x 4.09m >2.74m)

Double glazed window to front. Cast iron radiator. Velux window to vaulted ceiling. Tiled flooring. Power points. Range of base and eye level units with Quartz work surfaces. Inset Belfast sink with mixer tap. Two built in double ovens. Induction hob with extractor fan over. Integrated fridge and freezer. Cupboard with plumbing for washing machine. Breakfast bar. Double glazed French doors to garden.

**LANDING**

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Power points. Access to loft. Airing cupboard with lagged tank. Panelling to walls.

**MASTER BEDROOM** 15' 10" x 10' 10" (4.82m x 3.30m)

Double glazed window to rear. Radiator. Coving to ceiling. Laminate flooring. Power points. Range of fitted double wardrobes with hanging and shelf space.

**ENSUITE**

Obscure double glazed window. Heated towel rail. Tiled flooring. White suite comprising of vanity wash hand basin. Low flush W.C. Half slipper bath with mixer tap. Tiling to walls.



**BEDROOM TWO** 14' 10" x 8' 0" (4.52m x 2.44m)

Double glazed window to rear. Radiator. Coving to ceiling. Laminate flooring. power points.

**BEDROOM THREE** 12' 0" x 7' 7" (3.65m x 2.31m)

Double glazed window to rear. Radiator. Coving to ceiling. Laminate flooring. Power points.

**BEDROOM FOUR** 10' 6" x 9' 10" (3.20m x 2.99m)

Double glazed window to front. Radiator. Coving to ceiling. Laminate flooring. Power points.

**BATHROOM**

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of walk in shower with mixer shower over. Concealed cistern W.C. Vanity wash hand basin with cupboard under. Tiling to walls.

**REAR GARDEN**

Paved patio leading to lawn with well stocked flower and shrub borders. Water feature. Stone pathway leading to summerhouse with power and light. Gated side entrance. Personal door to garage.



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### **SUMMERHOUSE** 17' 0" x 12' 2" (5.18m x 3.71m)

Vaulted ceiling. Power and lighting.

### **DOUBLE GARAGE** 20' 5" x 19' 0" (6.22m x 5.79m)

Electric up and over door. Power and lighting.

### **FRONT GARDEN**

Shared access to block paved driveway providing parking for several vehicles. Stone border. Hedge boundary to front (Which must be maintained).

### **PROPERTY DETAILS**

Tenure: Freehold Thurrock Council Tax Band: E EPC: TBC.



## **AGENTS NOTE**

1. Money Laundering Regulations and sanctions checks: Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment. 3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment. 4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin. 5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.



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Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believed to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

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