



Kempsters

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234 Princess Margaret Road  
East Tilbury Tilbury RM18 8SB

4 1 2

Asking price  
**£425,000**



This well presented three/four bedroomed semi detached house is situated in a popular location close to local shops, primary school and East Tilbury train station. The property has been extended to provide spacious ground floor accommodation and features include a bright lounge, dining room, fitted kitchen, utility room, ground floor bedroom four/reception, good size bedrooms, four pieces bathroom, approx 45' rear garden plus approx 50' front garden providing off road parking for numerous vehicles.



- Extended
- Great Location
- Bright Lounge
- Dining Room
- Fitted Kitchen
- Utility Room
- Ground Floor Bedroom Four/Reception
- Four Piece Bathroom
- Rear Garden Approx 45'
- Front Garden Providing Off Road Parking For Numerous Vehicles



### **ENTRANCE HALL**

Coved and textured ceiling, access to first floor, under stairs storage cupboard, radiator, power point, laminate floor.

### **GROUND FLOOR CLOAKROOM**

Coved and textured ceiling, suite comprising vanity unit with inset wash hand basin and low flush toilet, vinyl flooring.

### **LOUNGE**

16'3 x 10'6 (4.88m'0.91m x 3.05m'1.83m)

Double glazed bow window to front, double glazed window to rear, coved and textured ceiling, feature fire surround with inset coal effect fire, radiator, power points, laminate floor.

### **DINING ROOM**

10'3 x 9'11 (3.05m'0.91m x 2.74m'3.35m)

Double glazed French doors lead to rear garden, coved and smooth plastered ceiling, radiator, power points, laminate floor.

### **KITCHEN**

9'10 x 8'8 (2.74m'3.05m x 2.44m'2.44m)

Double glazed window to rear, coved and textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and canopy with extractor, power points, tile effect laminate floor.

### **UTILITY ROOM**

6'11 x 5'11 (1.83m'3.35m x 1.52m'3.35m)

Double glazed window to rear, coved and smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, space for washing machine, power points, tile effect laminate floor.



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### **BEDROOM FOUR/RECEPTION**

10'10 (into wardrobes) x 9'8 (3.05m'3.05m (into wardrobes) x 2.74m'2.44m)

Double glazed window to front, coved and smooth plastered ceiling, large double fitted wardrobe, power points, laminate floor.

### **FIRST FLOOR LANDING**

Double glazed window to front, coved and textured ceiling, access to loft space, built-in airing cupboard, built-in storage cupboard, fitted carpet.

### **BEDROOM ONE**

17' x 10' (5.18m' x 3.05m')

Double glazed windows to front and rear, coved and textured ceiling, radiator, power points, fitted carpet.

### **BEDROOM TWO**

11'2 x 7'11<10'8 (3.35m'0.61m x 2.13m'3.35m<3.05m'2.44m)

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





### BEDROOM THREE

10'7 x 8'11 (3.05m'2.13m x 2.44m'3.35m)

Double glazed window to rear, coved and textured ceiling, radiator, power points, laminate floor.

### BATHROOM

Opaque double glazed window to front, smooth plastered ceiling, suite comprising bath with mixer tap and shower attachment, vanity unit with inset wash hand basin, low flush toilet and large shower cubicle, heated towel rail, vinyl flooring.

### REAR GARDEN

in excess of 45' (in excess of 13.72m')

Large patio area, neatly laid lawn with fence surround, raised decking area with pergola, further raised decking area in front of timber shed, further timber shed, outside tap.

### FRONT GARDEN

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

Neatly laid lawn area, large tarmac driveway providing off road parking for numerous vehicles.

### COUNCIL TAX

Band C



















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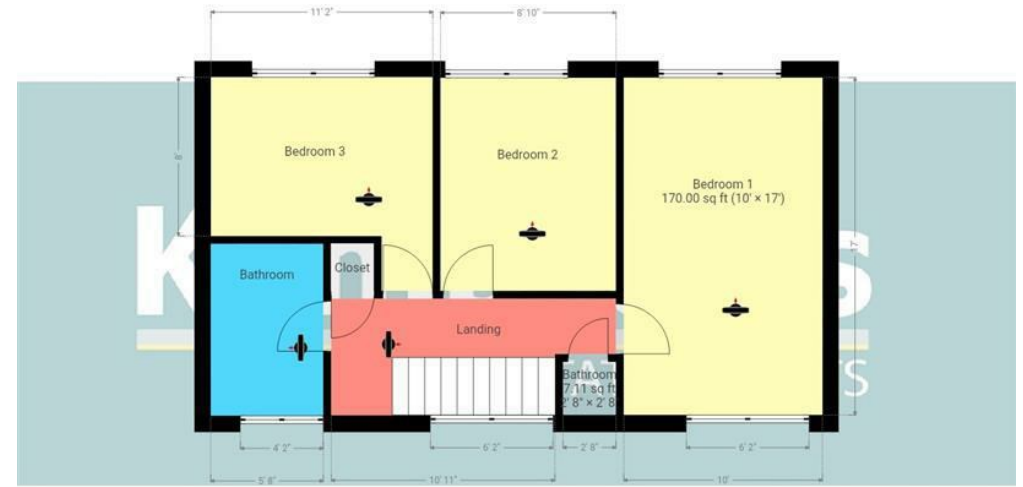


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
 Very energy efficient - lower running costs (93 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> All energy efficient - higher running costs			 Very environmentally friendly - lower CO <sub>2</sub> emissions (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> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC