



## 40 Colne

East Tilbury, Tilbury, RM18 8RF

Offers in excess of £380,000



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## Entrance Porch

Entrance door, wall mounter boiler.

## Lounge/Diner

24' x 16'3 (7.32m x 4.95m)

Window to front, doors to rear, stairs to first floor.

## Second Reception Room

14'4 x 8'1 (4.37m x 2.46m)

Window to front, door to

## Utility Room

9'4 x 8' (2.84m x 2.44m)

Window and door to rear

## Kitchen

9'4 x 8' (2.84m x 2.44m)

Window to rear, range of fitted units to eye and base level, space and plumbing for washing machine and dishwasher. Integrated electric oven and hob. Work surfaces incorporate sink unit.

## First Floor

### Landing

Access to loft, stairs to ground floor

### Bedroom One

12'10 x 9'2 (3.91m x 2.79m)

Window to front

### Bedroom Two

14'3 x 8' (4.34m x 2.44m)

Window to front

### Bedroom Three

10'10 x 8'2 (3.30m x 2.49m)

Window to rear.

### Bedroom Four

9'11 x 6'11 (3.02m x 2.11m)

Window to front

### Bedroom Five

9'3 x 8'2 (2.82m x 2.49m)

Window to rear.

## Exterior

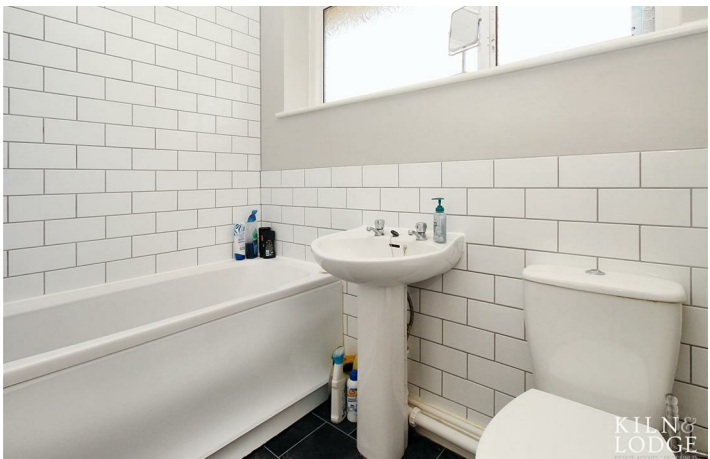
### Front Garden

### Rear Garden

Mainly laid to lawn, access to side, access to garage

## Garage

Up and over door to front.



## Road Map



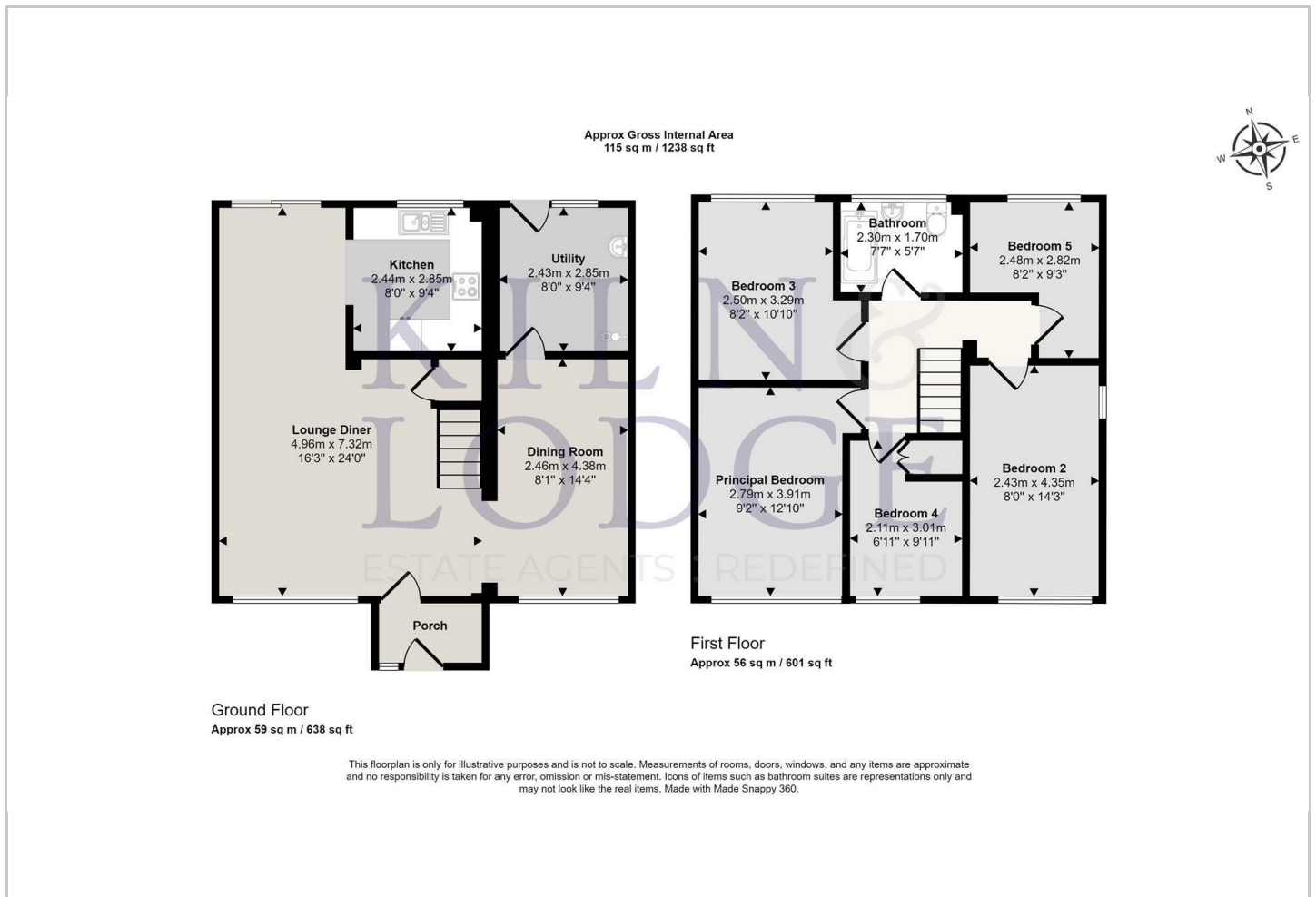
## Hybrid Map



## Terrain Map



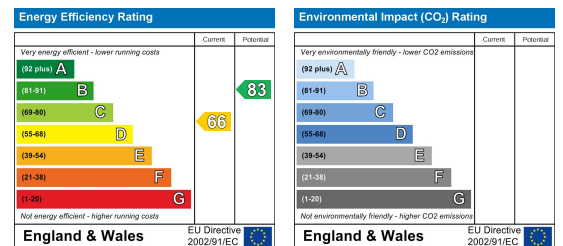
## Floor Plan



## Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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