



## Southend Road, Fobbing Borders, Corringham

Offers Over £750,000



- A property with huge development potential (stpc)
- Occupying an unmeasure plot believed to be in excess of 1.1 acres
- Huge outside space including wonderful rear garden
- Two large garages, workshop/utility room, two stables, tack room, barn, log sheds and tractor shed
- Sweeping driveway parking with carport plus vehicle side access
- Three bedroom detached house
- Lovely size lounge/diner, kitchen and conservatory
- Three good size bedrooms
- Excellent location
- Current owner rents an additional piece of land for £1 per annum



**Colubrid Estate Agents are thrilled to welcome to the market "Lilac Cottage" a property that boasts huge potential for development (stpc) occupying an unmeasured plot in excess of 1.1 acres. The property dates back to 1916 and has been owned by the current residents for many decades and has been a fantastic family home for them with excellent outside space including a large rear garden, two large garages, workshop, two stables, tack room, barn, log sheds and tractor shed, 16 solar panels and a solar battery. The property itself is a three bedroom detached house and accommodation offers an entrance hallway, lovely size lounge/diner, kitchen, conservatory, three bedrooms and a family bathroom. The front of the property offers a sweeping driveway, carport parking and vehicle side access. The current owners have advised us that they currently rent an additional parcel of land for £1 per annum.**

Enter the property via storm porch to front.

Impressive entrance hall gives access to all rooms.

Bedroom 13'1 max x 11'0 overlooks the front aspect. Bay double glazed window.

Lounge/diner 25'1 x 13'9max also overlooks the front. Bay double glazed window. French doors to rear. Stairs lead to first floor accommodation. Wood burner to remain.

Farmhouse style kitchen 11'6 x 11'0 range of wall and base mounted units with matching storage drawers, display plate rack and under unit lighting. Worksurfaces housing sink drainer. Rayburn (AGA) to remain. Space for freestanding cooker and other appliances. Tiled flooring. Tiling to walls.

Conservatory 14'5 x 7'6 overlooks stunning grounds. Fanlight double glazed windows. French double glazed doors. Tiled flooring.

First floor landing is home to two bedrooms and family bathroom. Storage cupboard.

Bedroom 15'5 max x 12'5 max. Double glazed window. Storage cupboard. Eaves storage space.

Bedroom 8'6 x 8'5 double glazed window. Eaves storage space.

Four piece bathroom comprises freestanding roll top double ended bath, shower, wash hand basin and low level wc. Tiling to walls. Tiled flooring. Velux double glazed window.

Externally the grounds are predominately lawned with Equestrian facilities

Two individual stables with power and light connected.

Stable one 11'8 x 11'8

Stable two 11'8 x 11'8

Tack room 11'8 x 5'8 also has power and light.

Barn 23'7 x 11'9 and covered storage area 12'1 x 7'3.

Workshop/utility room/wc 17'9 x 10'0 power and light connected.

Garage 22'8 x 14'8 power and light connected.

Double garage 21'4 x 18'6 power and light connected.

Council Tax Band: E

Local Authority: Thurrock

The property also has Solar Panels and night storage battery.

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

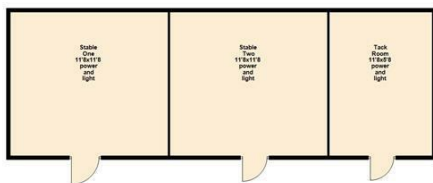
The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

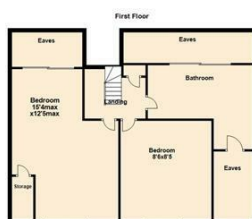
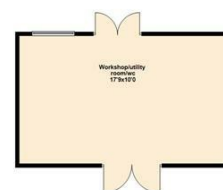
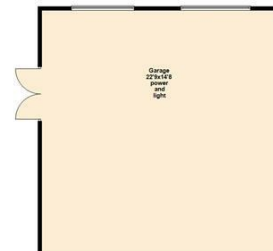
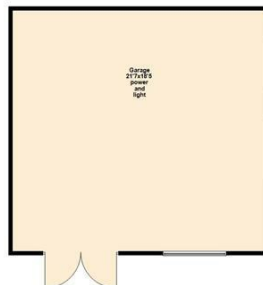


# Local Life

Corringham is an English town and former civil parish, located on a hill overlooking the River Thames east of London. It is situated 7 miles from Tilbury and lies between Canvey Island and Tilbury Fort. Corringham is accessible to A13 road links, town centre and popular schools. Moments' drive to Stanford-le-Hope railway station is on the London, Tilbury and Southend line taking approximately 45 minutes to Fenchurch Street.



Ground Floor





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