



## Elmstead Close, Corringham

£450,000



- A beautifully presented and fantastic size three bedroom family home
- Refurbished throughout by the current owners to a high standard
- Located in a desirable cul-de-sac within the always popular "Old Corringham" area
- Being sold with the added benefit of no onward chain
- Stunning kitchen/diner with underfloor heating, bi-fold doors, breakfast bar and integrated appliances
- Lovely size lounge
- Beautiful family bathroom
- Three good size bedrooms
- Delightful rear garden
- Driveway parking and garage



**Colubrid Estate Agents are thrilled to welcome to the market this beautifully presented and fantastic size three bedroom family home which has been refurbished throughout to a high standard by the current owners and is being sold with the added benefit of no onward chain. Located in a desirable cul-de-sac within the sought after "Old Corringham" area accommodation boasts an entrance hallway, large lounge, stunning kitchen/diner with underfloor heating, integrated appliances, breakfast bar and bi-fold doors, stunning family bathroom and three bedrooms. Externally the property has a delightful rear garden, driveway parking and a garage.**

Impressive entrance hall gives access to all rooms.

Beautifully presented four piece bathroom comprises double ended bath, larger than average shower, wash hand basin and low level WC. Tiling to walls. Tiled flooring with under floor heating. Obscure double glazed window Heated towel rail.

The heart of the home is the stunning kitchen/diner 18'2 x 26'7 Bi-fold doors to garden. Range of white high gloss wall and base mounted units with matching pan size storage drawers, glass fronted display cabinet and built in wine rack. Complimentary work surfaces housing sink drainer with Flexi swan neck mixer tap. Bosch oven, electric hob, Zanussi washing machine and Bosch dishwasher to remain. Breakfast bar seating area. Tiled flooring with under floor heating fitted. Smooth ceiling, spot lighting.

Lounge 21'1 x 14'2 max. Two Bay double glazed windows to front aspect. Stairs lead to first floor accommodation. Storage cupboard. Smooth ceiling.

First floor landing is home to three bedrooms. Storage cupboard.

Bedroom one 13'6 x 9'4 two double glazed windows to front. Fitted wardrobes.

Bedroom two 11'4 x 9'9 enjoys views over rear garden. Fitted wardrobes.

Bedroom three 7'4 x 5'9 double glazed window.

Rear garden commences with Indian Sandstone patio seating area, access gate, power points, plus decked seating area.

Garage 18'1 x 9'0 double doors fronting, power and light connected.

Driveway parking.

Council Tax Band: C

Local Authority: Thurrock

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.



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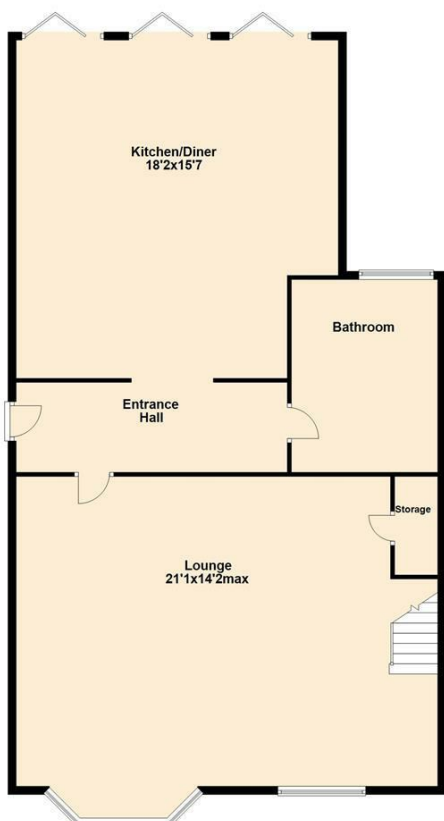


# Local Life

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



First Floor





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