



## East Tilbury Road, Linford

Guide Price £400,000



- Being sold with no onward chain
- A fantastic size four bedroom family home boasting excellent size living space throughout
- Lovely size lounge, great size dining room and kitchen
- Ground floor wc
- Modern family bathroom
- Four good size bedrooms
- Wonderful rear garden with an office/summerhouse
- Driveway parking for multiple vehicles and a garage
- Stunning views to the front overlooking fields
- Close proximity to East Tilbury train station



**Colubrid Estate Agents are thrilled to welcome to the market this fantastic size four bedroom family home offering excellent size living space throughout and boasting no onward chain. Accommodation boasts an entrance hallway, ground floor wc, large lounge, kitchen and dining room. The first floor holds four good size bedrooms and a family bathroom. Externally the property has a wonderful size rear garden with an office/summerhouse, driveway parking for multiple vehicles and a garage. This property boasts stunning views over fields to the front and is ideally located for East Tilbury train station.**

## **GUIDE PRICE - £400,000-£450,000**

Enter the property via door to front into hallway. Access is given to ground floor cloakroom/WC. Door opens into spacious entrance hall commencing with stairs leading to first floor accommodation. Two storage cupboards.

Lovely size lounge 16'6 x 10'6 overlooks the front aspect. Double glazed window. Double doors open into the dining room and open plan kitchen.

Dining room 15'3 x 10'6 double glazed window to rear. Wooden style flooring.

Kitchen 11'8 x 6'7 double glazed window to rear. External door to garden. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer with swan neck mixer tap. Space for appliances including space for freestanding cooker, extractor hood. Tiling to splash backs. Continuation of wooden style flooring.

First floor landing is home to four well proportioned bedrooms and family bathroom.

Bedroom one 13'0 x 10'6 double glazed window to front.

Bedroom two 12'0 x 10'6 double glazed window to rear. Storage cupboards.

Bedroom three 12'0 x 6'8 double glazed window to rear.

Bedroom four 8'7 x 6'8 double glazed window to front.

Bathroom comprises white shaped panel bath fitted with shower and glass splash screen door. Vanity wash hand basin and close coupled wc. Tiling to walls. Tiled flooring. Heated towel rail. Obscure double glazed window.

Externally the property has a lovely size predominately decked rear garden with lawned centre island. Outside power points, water tap, side and rear access gates.

Driveway parking for multiple vehicles.

Garage is located within a block.

Council Tax Band: D

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.

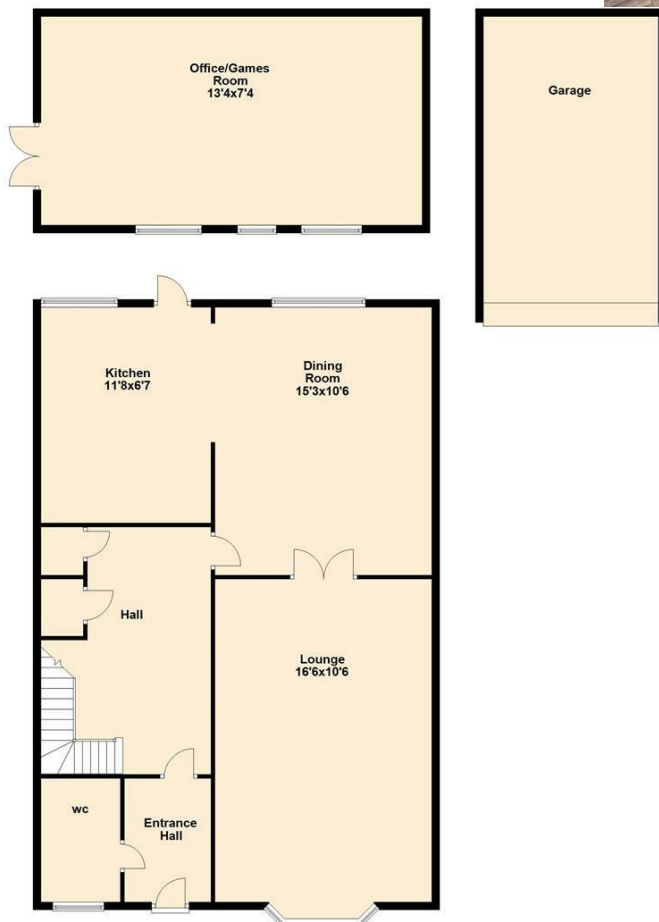


# Local Life

Linford is a village situated nearby to East Tilbury, East Tilbury gives easy access to railway station and local amenities. Accessible to A13 road links and short drive to Stanford Le Hope Town Centre.



Ground Floor



First Floor

