



Beechcroft Avenue, Linford

Guide Price £375,000



- A well presented and fantastic size three bedroom family home
- Ideally located just 0.2 miles from East Tilbury train station
- Large corner plot with potential to extend with expired planning permission previously granted for a side extension
- Lovely size lounge/diner
- Modern kitchen/breakfast room
- Ground floor wc
- Modern family bathroom
- Three good size bedrooms
- Good size rear garden
- Driveway parking and garage (currently used as a workshop)



Colubrid Estate Agents are pleased to welcome to the market this well presented and fantastic size three bedroom family home ideally located just 0.2 miles from East Tilbury train station with a large corner plot offering potential to extend. Accommodation boasts an entrance porch, hallway, ground floor wc, lovely size lounge/diner, modern kitchen/breakfast room, three good size bedrooms and a modern family bathroom. Externally the property has a good size rear garden occupying a corner plot with potential to extend, driveway parking and a garage (currently used as a workshop). Planning permission was previously granted for a side extension.

Enter the property via porch to front aspect. Entrance hall commences with stairs leading to first floor accommodation. Access is given to ground floor cloakroom/WC. Storage cupboard.

Kitchen 11'8 x 11'4 max. Double glazed window to front. Range of white high gloss wall and base mounted units with matching pan size storage drawers. Tiling to splash backs. Work surfaces housing sink drainer with swan neck mixer tap. Leisure Range style oven and extractor hood to remain. Space for other appliances.

Lounge/Diner 17'9 x 13'6 French double glazed doors to rear. Double glazed window. Coved ceiling.

First floor landing is home to three bedrooms and four piece family bathroom.

Bedroom one 11'9 x 10'0 two double glazed windows to front.

Bedroom two 13'7 x 8'7 double glazed window to rear.

Bedroom three 8'9 x 8'8 double glazed window to rear.

Bathroom comprises bath, larger than average shower, wash hand basin and low level WC. Tiling to walls. Obscure double glazed window.

Externally the property has a nice size rear garden. Commencing with decked covered seating area, Remaining garden is paved.

Garage 15'1 x 7'5 (currently used as a workshop)

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.



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.



