



## Welling Road, Orsett

Guide Price £375,000



- A well presented and fantastic size three bedroom family home
- Located on the highly desirable "Beauchamps Gate" development in Orsett
- Excellent location for A13 road links
- Lovely size lounge
- Modern kitchen with dining area
- Ground floor wc and first floor bathroom
- Three good size bedrooms
- Wonderful size rear garden
- Garage and parking



**Guide Price £375,000-£425,000**

**Welcome to this charming three-bedroom end terrace house located on Welling Road in the sought-after "Beauchamps Gate" development in Orsett, Grays.**

**This property is perfect for a family looking for a spacious and well-presented home. As you step inside, you are greeted by an entrance hallway, ground floor wc and a lovely lounge, ideal for relaxing or entertaining guests. The modern kitchen with a dining area is perfect for family meals or hosting dinner parties.**

**Upstairs, you will find three good-sized bedrooms, offering plenty of space for a growing family. The family bathroom provides convenience and comfort for all residents.**

**One of the highlights of this property is the wonderful size rear garden, where you can enjoy outdoor activities or simply unwind in the fresh air. Additionally, the presence of parking and a garage adds to the convenience and practicality of this home.**

**Located in a highly desirable area with easy access to the A13, this property offers both a peaceful residential setting and excellent connectivity to nearby amenities and transport links.**

**Don't miss out on the opportunity to make this fantastic family home yours. Contact us today to arrange a viewing and envision the possibilities that this property holds for you and your loved ones.**

Entrance hall gives access to ground floor cloakroom/WC.

Lounge 14'8 x 13'9 double glazed sliding doors. Stairs lead to first floor accommodation. Storage cupboard. Wooden style flooring. Coved ceiling.

Kitchen 9'4 x 6'5 double glazed window to side. Wall and base mounted units with matching storage drawers. Worksurfaces housing sink drainer with swan neck mixer tap. Tiling to splash backs. Oven, four ringed gas hob and extractor hood to remain. Space for other appliances. Tiled flooring.

Open plan dining room 9'5 x 7'9 double glazed window. Continuation of tiled flooring.

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

Bedroom one 10'7 x 10'6 double glazed window. Fitted wardrobes.

Bedroom two 10'7 max x 9'5 double glazed window. Fitted wardrobes. Access to loft.

Bedroom three 7'8 x 6'3 double glazed window.

Bathroom comprises white panel bath, wash hand basin and low level wc. Part tiling to walls. Obscure double glazed window.

Rear garden commences with patio seating area with awning over. Side access gate. Remaining garden is lawned.

Driveway parking in front of garage.

Garage is located to the rear of the property. Up and over door.

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.

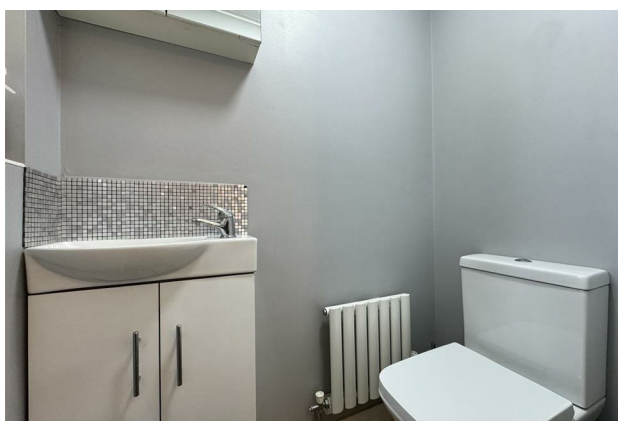
Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



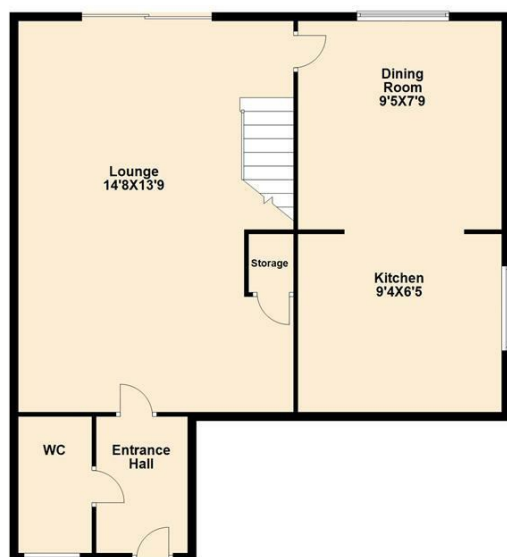
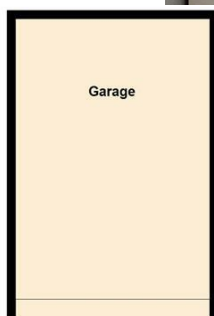
# Local Life

Orsett is a village, former civil parish and ecclesiastical parish located within Thurrock. The centre of Orsett is aligned on an east-west axis along the High Road, on which is the parish church of St Giles and All Saints. Its former workhouse on Rowley Road was developed into a large modern hospital in the 1960s but has, since the 1980s, been reduced in size once again. Most of the former shops in the High Road, including the Post Office opposite the Church and the blacksmith's in Rowley Road, have closed to be replaced by just one convenience store which contains a sub post office.

The historic Orsett Hall on Prince Charles's Avenue, the home of the Whitmore family until their estate was sold in the late-1960s, was destroyed by fire in May 2007 but was rebuilt during 2008. A13/M25 road links are easily accessible.



Ground Floor



First Floor

