



Queen Elizabeth Avenue, East Tilbury

Guide Price £515,000



- A property that really needs to be seen to be believed!
- A fantastic size four bedroom family home boasting a wealth of excellent features throughout
- Beautifully presented with excellent size living space
- A wonderful size rear garden which really is the heart of the home offering a large patio seating area, covered decked seating area, covered hot tub area and a heated swimming pool
- Large summerhouse/games room/bar and a workshop
- Lovely size lounge, beautiful kitchen/diner, play room and utility room (formerly the garage)
- A stunning family bathroom and four good size bedrooms with the master boasting its own balcony
- Driveway parking for multiple vehicles
- Four camera CCTV system and new boiler installed in 2023
- Excellent location for East Tilbury train station and local amenities



GUIDE PRICE £500,000 - £550,000.

Nestled on Queen Elizabeth Avenue in East Tilbury, this semi-detached house is a true gem waiting to be discovered. Boasting two reception rooms and four bedrooms, this property is the epitome of spacious family living.

As you step inside, you are greeted by an inviting entrance hallway that sets the tone for the rest of this beautifully presented home. The ground floor features a lovely lounge illuminated by LED ambient lighting, a stunning kitchen/diner perfect for family gatherings, a versatile playroom, a convenient utility room (formerly the garage), and a ground floor WC for added convenience.

The real highlight of this property is the expansive rear garden, truly the heart of the home. Imagine summer days spent on the large Indian sandstone patio, evenings relaxing in the covered decked seating area, or taking a dip in the heated swimming pool. For those cooler evenings, the covered hot tub area beckons for a luxurious soak. Additionally, a summerhouse/bar/games room and a workshop offer endless possibilities for entertainment and hobbies.

Upstairs, you will find four good-sized bedrooms, providing ample space for the whole family with the master boasting its own balcony. The stunning family bathroom adds a touch of luxury to everyday living.

Parking will never be an issue with the driveway offering space for multiple vehicles. For added security, a four camera CCTV system is in place, giving you peace of mind. Plus, a new combi boiler installed in 2023 ensures efficient heating throughout the property.

This family home is also ideally located within close proximity of East Tilbury train station and local amenities.

This property is not just a house; it's a lifestyle waiting to be embraced. Don't miss the opportunity to make this fantastic family home your own.

Impressive entrance hall commences with stairs leading to first floor accommodation. Storage cupboard. Access is given to ground floor cloakroom/WC. Wooden style flooring.

Lounge 19'4 x 10'9 double glazed window to front. Feature ceiling with Ambient lighting.

Bedroom/Playroom (no building regulations) 10'4 x 8'3 double glazed window to side aspect.

Utility Room (formerly the garage) 8'7 x 5'5 doors to front.

Amazing Kitchen/Diner/Family Room 27'7 x 9'1 dual aspect double glazed windows. French double glazed doors to garden. Range of high gloss wall and base mounted units with matching pan size storage drawers. Complimentary work surfaces housing sink drainer with swan neck mixer tap. Induction hob and Hotpoint dishwasher to remain. "Slide and Hide" Neff oven to remain.

Space for American style fridge/freezer. External door to side. Continuation of wooden style flooring.

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

Main bedroom 15'4 x 15'4 double glazed window to front.

Access is given to personal balcony 11'6 x 6'3.

Bedroom two 10'0 x 9'1 enjoys views over rear garden.

Bedroom three 9'8 x 9'2 double glazed window to side.

Bedroom four 9'2 x 8'8 also enjoys views over rear garden. Double glazed window.

Bathroom comprises double ended bath fitted with "Rainfall" style shower plus shower/mixer tap and glass splash screen door. Vanity wash hand basin and low level WC. Tiling to walls. LED vanity mirror to remain. Bluetooth system.

Externally the property has a delightful rear garden. Commencing with Indian Sandstone patio seating area, side access gate, vehicle gated access and decked seating area. Covered Hot Tub area with Hot Tub to remain. Outside water tap. Summerhouse/Bar/Games Room 27'4 x 11'6 power and light connected. Shed to remain.

Amazing heated Pool 24'0 x 12'0 4ft 5 deep. Decked surround/seating area.

Workshop one 19'3 x 9'7 power and light connected.

Workshop two 14'0 x 9'9 power and light connected.

Driveway parking for 6 cars.

Further Details:

Council Tax Band: C

Local Authority: Thurrock

CCTV 4 Camera System

New Combination boiler fitted 2023

New roof approximately 2021

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.

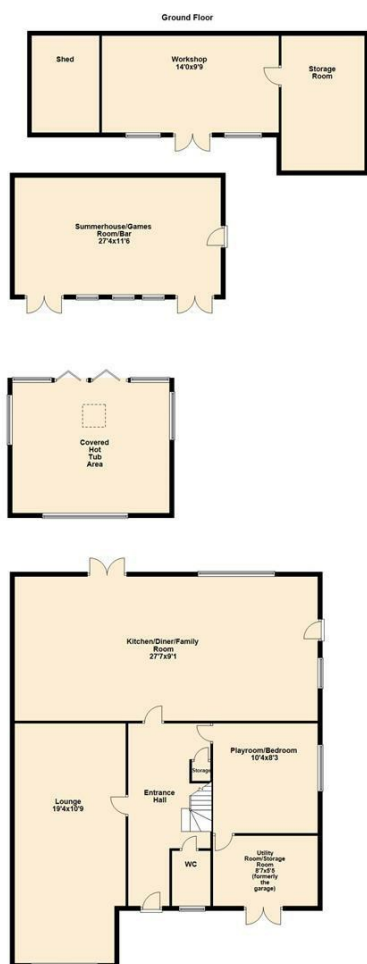


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Local Life

East Tilbury is a delightful village on the outskirts of Essex Countryside. Within Easy access to A13/A127 road links. The village also has its very own railway station with direct links Fenchurch Street. Plenty of local amenities nearby.

Enjoy walks along the charming Thames Estuary and marvel at the historic Coalhouse Fort. East Tilbury is a perfect place for the growing family.





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