



## King George Vi Avenue, East Tilbury

Guide Price £450,000



- A beautifully presented and fantastic size five bedroom family home
- Boasting a wealth of fine features throughout
- Excellent size living space throughout with a double storey side extension
- Lovely size lounge with a feature log burner exuding warmth and comfort
- Great size kitchen/diner and a utility room
- Modern ground floor shower room and stunning first floor bathroom
- Five good size bedrooms
- Wonderful size rear garden
- Driveway parking and garage
- Ideally located just 0.3 miles from East Tilbury train station and close proximity to local amenities



**GUIDE PRICE £450,000 - £475,000.**

**Nestled in the charming King George Vi Avenue in East Tilbury, this semi-detached house is a true gem waiting to be discovered. As you step into this beautifully presented property, you are greeted by a wealth of fine features that are sure to captivate your heart.**

**This spacious family home boasts excellent size rooms providing ample space for all your living needs. The double-storey side extension adds an excellent size living space, perfect for entertaining guests or simply relaxing with your loved ones.**

**The ground floor of this property features an inviting entrance hallway, a lovely lounge/diner with a charming feature log burner which exudes warmth and comfort, a modern kitchen/diner, a convenient utility room, and a ground floor shower room for added convenience.**

**Upstairs, you will find five good-sized bedrooms, offering plenty of space for the whole family. The stunning family bathroom is sure to impress with its stylish design and modern amenities.**

**Outside, the property continues to delight with a wonderful size rear garden, ideal for enjoying the outdoors in the comfort of your own home. With driveway parking and a garage, parking will never be an issue.**

**Conveniently located just 0.3 miles from East Tilbury train station and close proximity of local amenities and the local school.**

**Don't miss the opportunity to make this house your home and create lasting memories in this fantastic property. Book a viewing today and step into the lifestyle you've been dreaming of.**

Open plan entrance hall commences with stairs leading to first floor accommodation. Storage cupboard.  
Welcoming size lounge 17'1 x 11'5 double glazed window to front. Stripped wooden flooring. Feature Wood burner.  
Open plan kitchen/diner 18'0 x 11'6 patio sliding door to garden. Continuation of wooden flooring.  
Kitchen offers a range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer with flexi swan neck mixer tap. Breakfast bar seating. Bosch gas hob, encased Bosch oven, feature extractor hood, dishwasher and built in microwave to remain. Tiled flooring. Double glazed window.  
Utility room 8'9 x 4'1 double glazed window. Space for other appliances..  
Spacious ground floor shower room comprises walk in shower, vanity wash hand basin and low level WC. Part tiling to walls. Tiled flooring with under floor heating. Heated towel rail.

First floor landing is home to five well proportioned bedrooms and family bathroom.  
Bedroom one 14'5 x 11'0 double glazed window to front.  
Bedroom two 11'9 x 11'0 double glazed window to rear,  
Bedroom three 10'2 x 9'5 double glazed window to front.  
Bedroom four 11'3max x 9'5max. Double glazed window rear.  
Bedroom five 8'4 x 6'6 double glazed window to front.  
Stunning family bathroom comprises corner bath fitted with shower/mixer tap and glass splash screen door. Feature wash hand basin and close coupled WC. Part tiling to walls. Obscure double glazed window.

Externally the property has a large predominately lawned rear garden with path leading to rear. Commencing with covered patio seating area. Mature trees and various bushes.

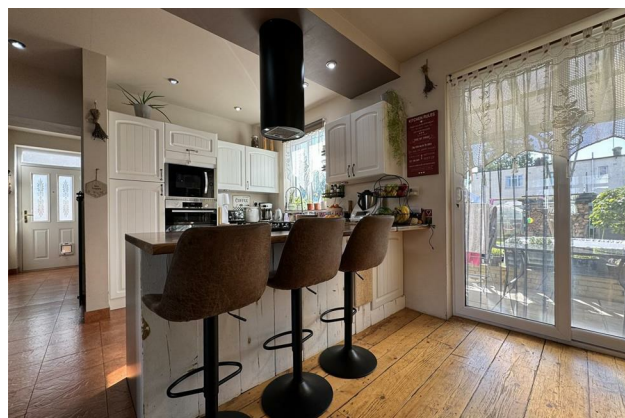
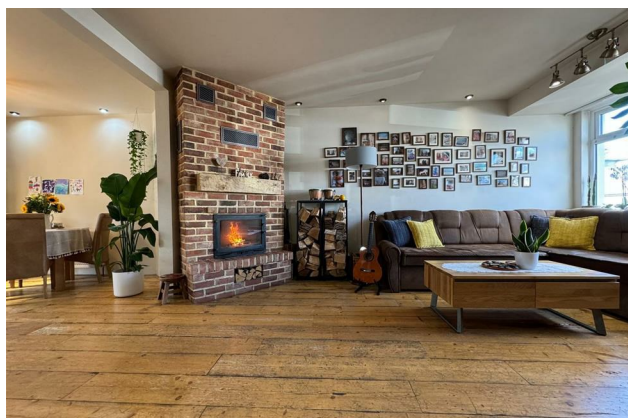
Garage 14'1 x 11'5 up and over door. Boiler. EV charging point.

Further Details:  
CCTV 4 camera system  
Council Tax Band: B  
Local Authority: Thurrock

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.  
We endeavor 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.



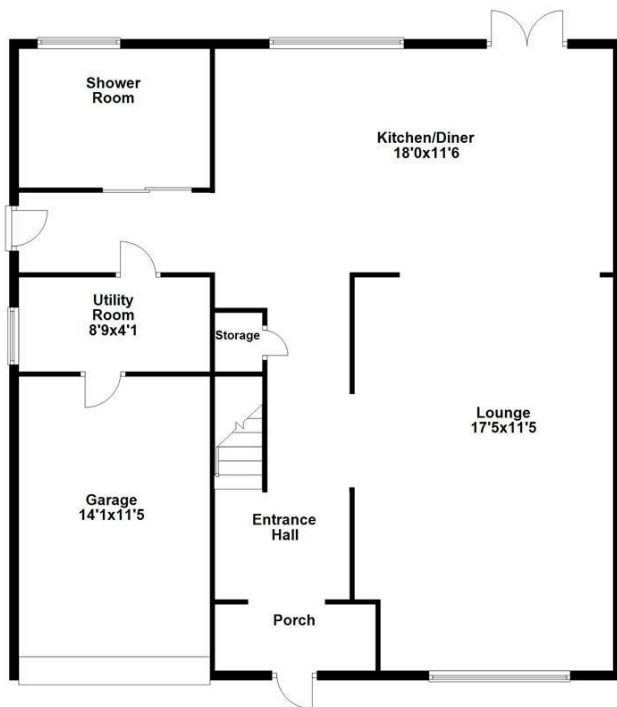
# Local Life

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.



Ground Floor



First Floor

