



## Larkfield, Corringham

Guide Price £400,000



- A beautifully presented and fantastic size three bedroom semi detached house
- Located in the always desirable area of "Old Corringham"
- Lovely size lounge
- Beautifully presented kitchen/diner with bi-fold doors
- Modern ground floor bathroom
- Modern en-suite shower room
- Three nice size bedrooms
- Wonderful size rear garden occupying a corner plot
- Gated driveway parking to the rear
- Large frontage



**GUIDE PRICE £400,000 - £425,000.**

Nestled in the charming area of "Old Corringham" in Larkfield, Corringham, this three bedroom semi-detached house is a true gem waiting to be discovered. Boasting a delightful entrance hallway, a spacious lounge perfect for relaxing evenings, and a stunning kitchen/diner adorned with bi-fold doors, this property offers a blend of comfort and style.

With three generously sized bedrooms located on the first floor, including a modern en-suite shower room in the master bedroom, this home provides ample space for families or those seeking room to grow. The modern ground floor bathroom adds convenience and luxury to everyday living.

One of the highlights of this property is the delightful rear garden, situated on a corner plot, offering a private outdoor sanctuary for enjoying sunny days or hosting gatherings with friends and family. Additionally, the gated driveway parking to the rear and large frontage ensure both security and convenience for residents.

If you are looking for a beautifully presented home with a fantastic size and a touch of elegance, this three-bedroom semi-detached house in "Old Corringham" is the perfect choice. Don't miss the opportunity to make this property your own and experience the best of living in this sought-after location.

Entrance hall commences with turning staircase to first floor accommodation. Colour washed wooden style flooring. Ground floor bathroom comprises panel bath fitted with hand held shower attachment. Vanity wash hand basin and low level WC. Heated towel rail. Continuation of flooring. Lounge 13'9 x 11'8 double glazed window to front. Smooth ceiling with spotlighting. Stunning kitchen/diner 19'8 x 11'5 max. Bi-fold doors to garden. Double glazed window. Range of high gloss wall and base mounted units with matching pan size storage drawers. Work surfaces with matching upstands housing sink drainer with swan neck mixer tap. Oven, electric hob, fridge/freezer and washing machine to remain. Continuation of flooring. Smooth ceiling with plenty of spotlights.

First floor landing is home to three well proportioned bedrooms and en-suite shower room. Bedroom one 10'5 x 9'9 double glazed window to rear. Storage cupboard. En-suite comprises shower, vanity wash hand basin and low level WC. Heated towel rail. Obscure double glazed window. Bedroom two 10'4 x 7'3 double glazed window to front. Bedroom three 8'3 x 6'7 double glazed window to rear.

Externally the property has a nice size rear garden commencing with Indian Sandstone patio seating area. Side access gate and outside water tap. Remaining garden is lawned.

Further Details:  
Council Tax Band: D  
Local Authority: Thurrock  
Ideal Combination boiler

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

Corringham is an English town and former civil parish, located on a hill overlooking the River Thames east of London. It is situated 7 miles from Tilbury and lies between Canvey Island and Tilbury Fort. Corringham is accessible to A13 road links, town centre and popular schools. Moments' drive to Stanford-Le-Hope railway station is on the London, Tilbury and Southend line taking approximately 45 minutes to Fenchurch Street.



