



## Waldon, East Tilbury

Guide Price £325,000



- A well presented three bedroom family home
- Lovely size lounge
- Large kitchen with underfloor heating
- Additional dining room with underfloor heating
- Three nice size bedrooms
- Family bathroom
- Wonderful rear garden with covered seating area
- Vaillant combi boiler
- Close proximity to East Tilbury train station



**GUIDE PRICE - £300,000-£325,000**

Nestled in the charming area of Waldon, East Tilbury, this well-presented terraced house offers an ideal family home with ample space and modern conveniences. Boasting three generously sized bedrooms, this property is perfect for families seeking comfort and style.

Upon entering, you are welcomed by a delightful entrance porch that leads into a spacious lounge, providing a warm and inviting atmosphere for relaxation and entertainment. The kitchen is impressively sized, featuring underfloor heating that extends into the dining room, ensuring a cosy environment during the colder months. The kitchen is also equipped with a convenient boiling water tap, offering both hot and chilled water at your fingertips.

The dining room is perfect for family meals and gatherings, creating a seamless flow throughout the ground floor. Upstairs, the three bedrooms are well-proportioned, providing ample space for rest and personalisation. The family bathroom is conveniently located to serve all bedrooms.

One of the standout features of this property is the wonderful rear garden, which includes a covered seating area, ideal for enjoying the outdoors regardless of the weather. This space is perfect for summer barbecues or simply unwinding after a long day.

Additional benefits include a modern Vaillant combi boiler, ensuring efficient heating and hot water throughout the home. This property truly combines comfort, practicality, and style, making it an excellent choice for those looking to settle in a friendly community. Don't miss the opportunity to make this lovely house your new home.

Enter the property via porch to front aspect.

Lounge 15'9 x 14'0 double glazed window to front. Stairs lead to first floor accommodation. Wooden style flooring. Coved ceiling. Kitchen 15'8 x 9'3 continuation of flooring with under floor heating fitted. Wall and base mounted units with matching storage drawers, under unit lighting and built in wine rack. Work surfaces housing sink drainer, hot water tap for boiling water and chilled water. Space for appliances. Range style cooker and extractor hood to remain. Double glazed window.

French double glazed doors open into the dining room.

Dining room 12'0 x 7'5 French double glazed doors. Double glazed windows. Under floor heating.

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

Bedroom one 13'4 x 11'4 double glazed window to front.

Bedroom two 10'2 x 9'6 max. Double glazed window to rear.

Bedroom three 10'6 x 6'4 double glazed window to front.

Bathroom comprises panel bath, wash hand basin and low level WC. Obscure double glazed window.

Low maintenance rear garden is paved. Covered seating area, hot and cold water tap. Rear access gate

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.

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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.



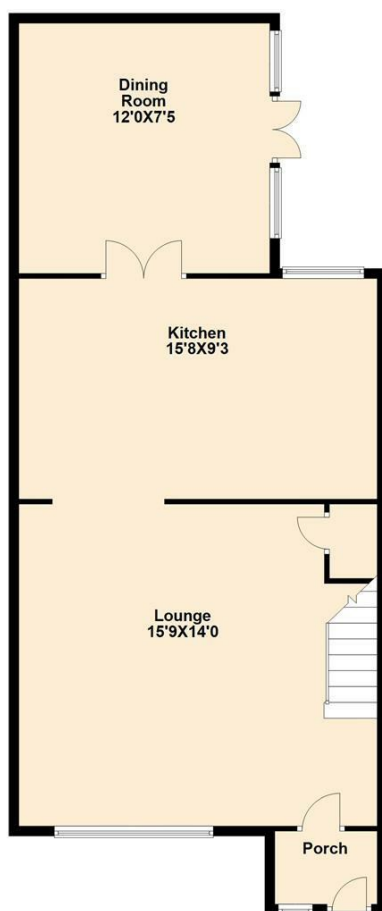
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# Local Life

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.



Ground Floor



First Floor

