

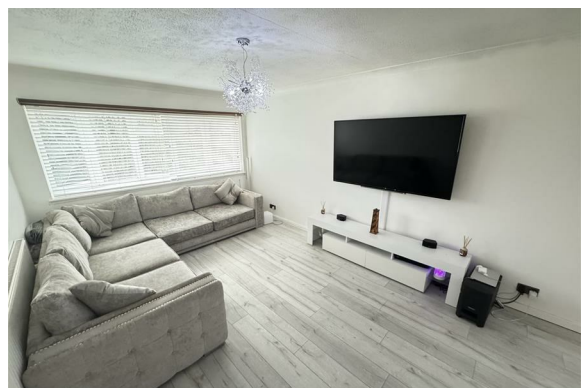


Meadow Close, Linford

Guide Price £325,000



- Nicely presented three bedroom family home, found in sought after Village
- Easy access to A13/M25 road links
- Approximately 0.4 miles to East Tilbury railway station
- Cul-de-sac position
- Possibility of being sold with no onward chain
- Garage in block
- Private, secluded, peaceful rear garden
- Entrance hall, lovely size lounge, dining area, kitchen and conservatory
- Three bedrooms and family bathroom



GUIDE PRICE: £325,000 - £350,000

Nestled in the tranquil cul-de-sac of Meadow Close, Linford, this nicely presented three-bedroom terraced house is an ideal family home. The property boasts a welcoming entrance hall that leads into a spacious lounge, perfect for relaxation and entertaining. The well-appointed kitchen flows seamlessly into the dining room, creating a delightful space for family meals. Additionally, a charming conservatory extends the living area, providing a bright and airy atmosphere.

Upstairs, you will find three well-proportioned bedrooms, each offering ample space for and comfort. The family bathroom is conveniently located to serve all bedrooms, ensuring practicality for everyday living.

Outside, the private and secluded garden serves as a peaceful retreat, ideal for enjoying sunny afternoons or hosting gatherings. For those with vehicles, there is a garage located in a nearby block, providing extra storage or workshop space.

This property is situated approximately 0.4 miles from East Tilbury railway station, offering easy access to transport links, including the M25 and A13, making it perfect for commuters. The possibility of purchasing the home with no onward chain adds to its appeal, allowing for a smoother transition into your new abode.

In summary, this charming family home in a sought-after village location combines comfort, convenience, and a sense of community, making it a wonderful opportunity for those looking to settle in Linford.

Enter the property via porch to front.

Impressive entrance hall commences with stairs leading to first floor accommodation.

Lovely size lounge 17'10 x 10'9 overlooks the front. Bow double glazed window. Colour washed wooden style flooring. Coved ceiling.

Dining room 10'10 x 8'3 access is given to conservatory. Continuation of flooring.

Kitchen 10'10 x 7'10 External door to garden. Double glazed window. Range of wall and base mounted units with matching storage drawers, Work surfaces housing sink drainer. Hob and oven to remain. Space for other appliances. Tiling to splash backs. Tiled flooring. Conservatory overlooks and gives access to garden.

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

Bedroom one 13'11 x 11'2 double glazed window to front.

Bedroom two 12'5 x 11'2 double glazed window to rear.

Bedroom three 9'8 x 7'8 double glazed window to front.

Bathroom comprises corner bath, wash hand basin and low level WC. Heated towel rail. Tiling to walls. Tiled flooring. Obscure double glazed window.

Externally the property has a private, secluded, peaceful rear garden. Predominately paved.

Garage is located within a block.

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.

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.



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Local Life

Linford is a village situated nearby to East Tilbury, East Tilbury gives easy access to railway station and local amenities. Accessible to A13 road links and short drive to Stanford Le Hope Town Centre.

