



Arun, East Tilbury

Guide Price £325,000



- A fantastic size three/four bedroom family home
- Excellent size living space throughout including a large side extension
- Lovely size lounge
- Large ground floor bedroom or sitting room
- Great size kitchen/diner
- Family bathroom
- Three first floor bedrooms
- Wonderful size rear garden
- Glorious views over greensward to the front
- Garage located to the rear with parking



GUIDE PRICE £325,000 - £375,000.

Nestled in the charming area of Arun, East Tilbury, this house presents an exceptional opportunity for families seeking a spacious and versatile home. Boasting three or four well-proportioned bedrooms, this property is designed to accommodate the needs of modern family life.

Upon entering, you are welcomed by an inviting entrance porch that leads into a generous hallway. The lovely lounge offers a comfortable space for relaxation, while the large sitting room can easily serve as a ground floor bedroom, providing flexibility for your lifestyle. The heart of the home is undoubtedly the expansive kitchen/diner, perfect for family meals and entertaining friends.

The first floor features three additional bedrooms, ensuring ample space for everyone, along with a family bathroom that caters to daily needs. Outside, the property boasts a wonderful rear garden, ideal for children to play or for hosting summer gatherings. A garage is conveniently located at the rear, providing parking or additional storage options with additional parking in front.

One of the standout features of this home is the glorious views over the greensward to the front, offering a picturesque setting. Furthermore, the property is situated in a great location, with East Tilbury train station just a short distance away, making commuting a breeze.

This fantastic family home combines size, comfort, and a prime location, making it a must-see for those looking to settle in East Tilbury. Don't miss the chance to make this delightful property your own.

Enter the property via porch to front.

Entrance hall

Lounge 24'7 x 10'0

Sitting room 16'0 x 13'3 storage cupboard.

Kitchen/diner 15'1 x 9'2 range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Oven, hob and extractor hood to remain. Space for other appliances.

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

Bedroom 13'1 x 9'5 double glazed windows. Fitted wardrobes.

Bedroom two 10'5 x 9'8 double glazed window.

Bedroom three 10'1 x 6'5 double glazed window.

Bathroom comprises panel bath fitted with Triton shower, wash hand basin and WC. Tiling to walls. Tiled flooring.

Rear garden commences with patio seating area, two side access gates. Shed to remain. Outside water tap. Remaining garden is lawned.

Garage in block with up and over door.

Parking in front of garage.

Further Details:

Council Tax Band: C

Local Authority: Thurrock

Worcester Bosch 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.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 including VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



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.



