



## Berwood Road, Corringham

Guide Price £400,000



- A fantastic size four bedroom family home
- Excellent size living space throughout including a rear and side extension
- Lovely size lounge
- Large kitchen/diner
- Utility room and ground floor wc
- Four well proportioned double bedrooms
- Family bathroom
- Nice size rear garden
- Driveway parking
- Garage with storage room



**GUIDE PRICE £400,000 - £450,000.**

**Nestled on Berwood Road in the charming area of Corringham, this house presents an exceptional opportunity for families seeking a spacious and comfortable home. Boasting four generously sized double bedrooms, this property is perfect for those who value space and convenience.**

**Upon entering, you are greeted by a welcoming entrance hallway that leads to a large lounge, ideal for relaxation and entertaining. The heart of the home is undoubtedly the lovely kitchen/diner, which has been thoughtfully designed to accommodate family meals and gatherings. Additionally, a utility room and a convenient ground floor WC enhance the practicality of this delightful residence.**

**The first floor is dedicated to rest and rejuvenation, featuring four well-proportioned double bedrooms that provide ample space for family members or guests. A family bathroom completes this level, ensuring that comfort is never compromised.**

**Externally, the property boasts a pleasant rear garden, perfect for outdoor activities or simply enjoying the fresh air. The driveway offers parking, while the garage with a storage room provides further convenience and utility.**

**Located within close proximity to Corringham town centre, this home is ideally situated for easy access to local amenities, schools, and transport links. This fantastic family home combines space, comfort, and a prime location, making it a must-see for those in search of their next property.**

Entrance hall commences with stairs leading to first floor accommodation. Storage cupboard. Highly polished wooden style flooring.  
Lounge 17'2 x 12'2 double glazed window to front. Feature fireplace. Coved ceiling. Continuation of wooden style flooring. Storage cupboard.  
Kitchen/diner/breakfast room 16'9 x 11'8 max. External door to garden. Double glazed window to rear. Range of white high gloss wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Encased Hotpoint oven, four ringed gas hob and extractor hood to remain. Tiling to splash backs. Space for other appliances.  
Remaining appliances can be housed in the utility room.  
Access is given to ground floor cloakroom/WC.

First floor landing is home to four bedrooms and family bathroom. Loft hatch.  
Bedroom one 15'0 max x 11'8 max. Two double glazed windows to front.  
Bedroom two 16'7 x 8'6 double glazed window to front.  
Bedroom three 13'8 x 7'7 double glazed window to rear.  
Bedroom four 9'4 x 8'7 max. Double glazed window to rear.  
Bathroom comprises white panel bath, shower fitted with Triton shower. Vanity wash hand basin and WC. Tiling to walls. Tiled flooring. Obscure double glazed window.

Externally the property has a predominately paved rear garden. Side access gate and water tap. Remaining garden is lawned.  
Garage up and over door 17'4 x 7'8 power and light connected.  
Access to storage room 7'8 x 5'9 window to rear.  
Driveway parking.

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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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

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.



