



Princess Avenue, East Tilbury

Offers Over £450,000



- A beautifully presented and fantastic size four/five bedroom family home
- Excellent size living space throughout boasting a large double storey side extension
- Spacious lounge with feature wood burner
- Modern kitchen
- Large dining room
- Versatile play room/office which can be used as a fifth bedroom
- Ground floor wc/utility room and stunning first floor family bathroom
- Wonderful size rear garden with a summerhouse used as a games room/bar
- Driveway parking to the front
- Excellent location for East Tilbury train station and local amenities



Nestled on the charming Princess Avenue in East Tilbury, this beautifully presented semi-detached house offers an exceptional living space perfect for families. With four/five well-proportioned bedrooms, this home is designed to accommodate the needs of modern family life.

Upon entering, you are greeted by an inviting hallway that leads to a spacious lounge, complete with a feature wood burner, creating a warm and welcoming atmosphere. The modern kitchen is thoughtfully designed, providing ample space for culinary adventures, while the large dining room is ideal for family gatherings and entertaining guests. Additionally, the ground floor boasts a convenient WC/utility room and a versatile playroom or office, which can easily serve as a fifth bedroom.

The first floor features four generously sized bedrooms, ensuring comfort and privacy for all family members. The stunning family bathroom is a highlight, offering a tranquil space to unwind.

Outside, the property boasts a wonderful rear garden, perfect for outdoor activities and relaxation. The garden includes a summerhouse that is used as a games room and bar, providing an excellent space for leisure and entertainment. To the front, driveway parking adds to the convenience of this delightful home.

Situated in an excellent location, this property is close to local amenities and just a short distance from East Tilbury train station, making it ideal for commuters. This fantastic family home truly offers a blend of comfort, style, and practicality, making it a must-see for those seeking a new place to call home.

Entrance hall commences with stairs leading to first floor accommodation.

Lounge 14'4 x 10'9 double glazed window to front. Log burner to remain.

Kitchen 10'8 x 9'3 double glazed window to rear. Range of wall and base mounted units with matching storage drawers. Quartz worktops housing sink drainer. Oven, extractor hood and Zanussi dishwasher to remain.

Inner hallway gives access to WC/Utility Room 7'5 x 4'4. Double glazed window to rear. White suite comprising wash hand basin and WC. Heated towel rail.

Playroom/Study 8'8 max x 8'6 is located to the front of the property. Double glazed window.

Dining Room 16'4 x 8'2 French double glazed doors to rear. Double glazed window.

First floor landing is home to four bedrooms and three piece bathroom. Boarded loft with ladder to remain.

Bedroom one 11'3 x 11'0 double glazed window to front. Storage cupboard.

Bedroom two 12'0 max x 8'7 max. Double glazed window to rear.

Bedroom three 13'2 x 8'6 double glazed window to rear.

Bedroom four 11'0 x 7'8 max. Double glazed window to front.

Bathroom comprises white panel bath with "Rainfall" style shower. Wash hand basin and WC. Part tiling to walls. Heated towel rail.

Externally the property has a good size rear garden. Commencing with patio seating area, outside water tap and shed to remain. Remaining garden is laid to lawn.

Summerhouse/Bar/Games Room 12'6 x 12'4 power and light connected.

Council Tax Band: B

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.



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.



