

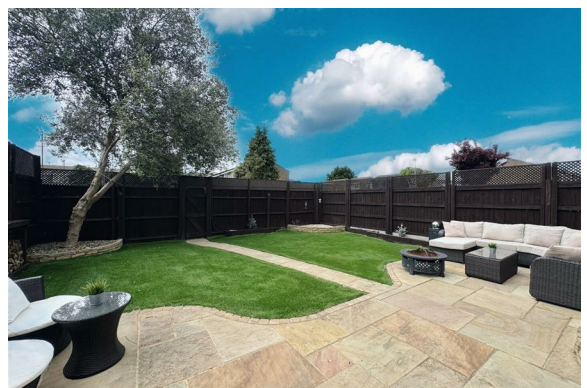


Roach, East Tilbury

Guide Price £425,000



- A well presented and fantastic size five bedroom family home
- Excellent size living space throughout benefitting from a double storey side extension
- Lovely size lounge and separate dining room
- Modern kitchen
- Versatile office/play room
- Five good size bedrooms
- Modern family bathroom with jacuzzi bath and an en-suite shower room
- Wonderful size rear garden with artificial grass
- Garage in block to the rear
- Fantastic location for East Tilbury train station and local amenities



Guide Price £400,000 - £425,000

Nestled in the charming area of Roach, East Tilbury, this splendid end-terrace house offers an exceptional living experience for families seeking both space and comfort benefitting from a double storey side extension. With five generously sized bedrooms, this well-presented home is perfect for those who value room to grow and entertain.

Upon entering, you are greeted by an impressive ground floor that features a spacious lounge, a delightful dining room, and a versatile office or playroom, ideal for both relaxation and productivity. The modern kitchen is designed with functionality in mind, making it a wonderful space for culinary creations. The double-storey side extension enhances the living space, ensuring that every corner of this home is utilised to its fullest potential.

As you ascend to the first floor, you will find five well-proportioned bedrooms, each offering a peaceful retreat. The modern family bathroom is a highlight, complete with a luxurious jacuzzi bath, perfect for unwinding after a long day. The master bedroom benefits from an en-suite shower room, providing added convenience and privacy.

The exterior of the property is equally impressive, featuring a wonderful rear garden adorned with artificial grass, ensuring a low-maintenance outdoor space that can be enjoyed year-round. Additionally, there is a garage located in a block to the rear, providing secure storage for vehicles or other belongings.

This remarkable family home in East Tilbury is not to be missed, offering a perfect blend of modern living and ample space in a desirable location. Whether you are looking to settle down or invest, this property presents an outstanding opportunity.

Enter the property via porch to front aspect. Storage cupboard.

Lounge 26'2 x 13'7 double glazed window to front. Stairs lead to first floor accommodation. Feature wood burner to remain. Storage cupboard.

Sitting Room/Playroom 9'7 x 9'3 double glazed window. External door to garden.

Dining Room 10'6 x 7'7 French double glazed doors to rear.

Kitchen 9'2 x 7'9 range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Oven, induction hob , dishwasher and extractor hood to remain.

First floor landing is home to five bedrooms and family bathroom. Boarded loft with ladder to remain.

Bedroom one 12'4 x 9'3 double glazed window to front. Fitted wardrobes.

En-suite comprises, shower, wash hand basin and WC> LED mirror to remain. Heated towel rail.

Bedroom two 12'7 x 9'3 double glazed window to front. Fitted wardrobes.

Bedroom three 9'8 x 6'3 double glazed window to rear. Storage cupboard.

Bedroom four 8'3 x 7'6 double glazed window to front. Fitted wardrobes,

Bedroom five 9'3 x 7'6 max. Double glazed window to rear.

Bathroom comprises Jacuzzi bath, wash hand basin and WC. Tiling to walls. Tiled flooring. Heated towel rail,

Rear garden commences with Indian Sandstone patio seating area, outside water tap with hot and cold water connected. Rear and side access gates.

Remaining garden has artificial lawn.

Garage in block has up and over door.

Council Tax Band: C

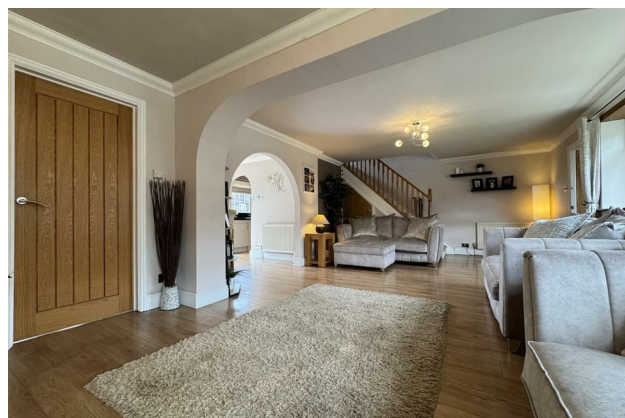
Local Authority: Thurrock

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.

