



## Coronation Avenue, East Tilbury

Guide Price £325,000



- Well presented four bedroom family home
- Located within sought after area East Tilbury
- Close to East Tilbury railway station
- Close to A13/M25 road links
- Ideal first home or investment opportunity
- Low maintenance rear garden
- Driveway parking
- Entrance hall, sun room, ground floor bedroom, L-shaped lounge/diner and spacious kitchen
- First floor is home to three bedrooms, bathroom and separate WC.



**\*JANUARY SALE GUIDE PRICE £325,000 - £375,000\***

**East Tilbury semi—five bedrooms, sunroom, L-shaped lounge/diner, kitchen, low-maintenance garden, driveway.  
Commuter-friendly with A13/M25 nearby—ready for first-time buyers or savvy investors, no DIY required!**

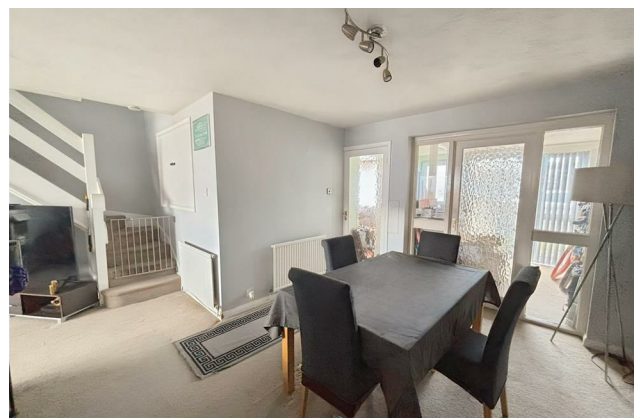
Nestled in the desirable area of East Tilbury, this well-presented semi-detached house offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or savvy investors. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining.

As you enter, you are greeted by a welcoming entrance hall that leads to a charming sun room, perfect for enjoying the natural light throughout the day. The ground floor features a versatile bedroom, which can easily serve as a guest room or a home office. The L-shaped lounge/diner is spacious and designed for both family gatherings and quiet evenings in. The kitchen is well-appointed, offering plenty of room for culinary creativity.

On the first floor, you will find three additional bedrooms, providing ample space for a growing family or guests. The bathroom and separate WC add to the practicality of the home, ensuring that morning routines run smoothly.

The low-maintenance rear garden is a delightful outdoor space, ideal for enjoying the fresh air without the burden of extensive upkeep. Additionally, the property benefits from driveway parking, providing convenience for residents and visitors alike.

Situated close to East Tilbury railway station and with easy access to the A13 and M25 road links, this home is perfectly positioned for commuting and exploring the surrounding areas. With its appealing features and prime location, this property is not to be missed.



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#### THE SMALL PRINT:

Council Tax Band: C  
Local Authority: Thurrock

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.

