



Calder, East Tilbury

Guide Price £300,000



- Offered with No Onward Chain - offering peace of mind for buyers.
- Bright and Spacious End of Terrace Home – ideal for growing families.
- Corner Plot – offering extra outdoor space.
- Lovely Size Lounge – a welcoming space for relaxing and family time.
- Separate Dining Room – perfect for entertaining or everyday family meals.
- Well-Appointed Kitchen – with good storage and workspace throughout.
- Three Well-Proportioned Bedrooms – comfortable and light-filled.
- Family Bathroom and Separate WC – practical and convenient layout.
- Close to East Tilbury Train Station – great for commuters to London and beyond.
- Near Local Shops, Schools & Amenities – everything you need right on your doorstep.



GUIDE PRICE £300,000 - £325,000.

Set on a corner plot within the sought-after Calder area of East Tilbury, this fantastic three-bedroom end of terrace family home offers superb living space throughout and is being sold with no onward chain.

The property welcomes you via a bright entrance porch, leading into a spacious lounge ideal for relaxing and entertaining. A separate dining room provides an excellent setting for family meals, while the well-appointed kitchen offers ample storage and workspace.

Upstairs, you'll find three well-proportioned bedrooms, each offering comfortable accommodation and plenty of natural light. The first floor is complemented by a modern bathroom and separate WC.

Externally, the home enjoys a good-size rear garden, perfect for outdoor entertaining and family activities, thanks to its corner plot position offering extra space.

Perfectly positioned close to East Tilbury Train Station, local shops, and amenities, this lovely home represents an ideal opportunity for families or first-time buyers seeking a ready-to-move-into property in a convenient location.

Enter the property via porch to front.

Lovely size lounge 15'8 x 13'7 (4.77m x 4.14m) Bay fronted double glazed window. Feature brick fireplace incorporating display shelving. Stairs lead to first floor accommodation. Storage cupboard.

Double doors open into the spacious dining room 9'8 x 7'7 (2.94m x 2.31m) French double glazed doors to rear.

Open plan kitchen 9'3 x 7'8 (2.81m x 2.33) external door to garden, double glazed window. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances include space for freestanding cooker. Tiling to splash backs. Tiled flooring.

First floor landing is home to three bedrooms, bathroom and separate WC.

Bedroom one 12'9 x 9'9 max (3.88m x 2.97m) double glazed window to front. Fitted wardrobes including over head storage cupboards.

Bedroom two 10'7 x 9'8 (3.22m x 2.94m) double glazed window to rear.

Bedroom three 10'1 x 6'5 (3.07m x 1.95m) double glazed window to front. Storage cupboard.

Bathroom comprises, panel bath fitted with "Triton" shower and glass splash screen door. Wash basin. Obscure double glazed window. Tiling to walls. Tiled flooring.

Separate WC. Tiling to walls. Obscure double glazed window.

Externally the property sits on a corner plot. Commencing with patio seating area. Rear access gate and outside water tap. Remaining garden is lawned.

Council Tax Band: C

Local Authority: Thurrock

We endeavour 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 £60.00 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

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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.



