

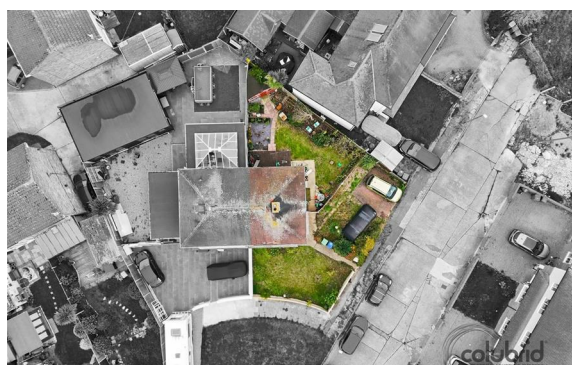


Farm Road, East Tilbury

Guide Price £350,000



- Generously sized corner plot offering extra outdoor space.
- Private driveway providing parking for two cars, with potential to extend further.
- Convenient ground-floor bathroom.
- Peaceful cul-de-sac location with minimal through traffic.
- Ideally situated close to East Tilbury train station, perfect for commuters.
- Excellent transport links to the A13 and M25, making travel easy.
- Spacious garden area ideal for entertaining or future extensions (STPP).
- Bright and airy living spaces throughout.
- Situated in a friendly neighbourhood close to local schools and amenities.
- A great investment or family home opportunity in a sought-after area.



Guide price £350,000 - £375,000

Nestled in the charming area of East Tilbury, this delightful semi-detached house on Farm Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The layout of the home is practical, allowing for a seamless flow between the living spaces. The surrounding area boasts a friendly community vibe, with local amenities and transport links just a stone's throw away, making it easy to access nearby towns and cities.

This property presents an excellent opportunity for those looking to settle in a peaceful yet accessible location. Whether you are a first-time buyer or seeking a family home, this semi-detached house on Farm Road is sure to impress. Don't miss the chance to make this lovely house your new home.

Upon entering the property, you are greeted by a welcoming entrance hall that provides access to both the lounge and kitchen, as well as the stairs leading to the first floor. The spacious lounge measures approximately 4.72m x 3.40m (15'6" x 11'2"), offering a bright and comfortable living area ideal for relaxing or entertaining. The kitchen, measuring 2.76m x 3.40m (9'1" x 11'2"), is well-proportioned and provides ample space for appliances and dining. A conveniently located ground-floor bathroom sits just off the hallway, fitted with a bath, wash basin, and WC.

First floor galleried style landing offers the perfect place for working from home or study area.

Access is given to three well presented bedrooms.

The main bedroom measures 3.73m x 2.30m (12'3" x 7'7"), while the second bedroom offers 2.92m x 3.40m (9'7" x 11'2"), and the third bedroom provides 2.08m x 3.12m (6'10" x 10'3")—perfect for a child's room, home office, or guest space. A central landing area connects all rooms and includes a built-in cupboard (C) for additional storage.

The Bits We Have To Tell You:

Council Tax Band: B

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.

AML Checks - Law says we must run one. £60 + 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. Full details: www.colubrid.co.uk.

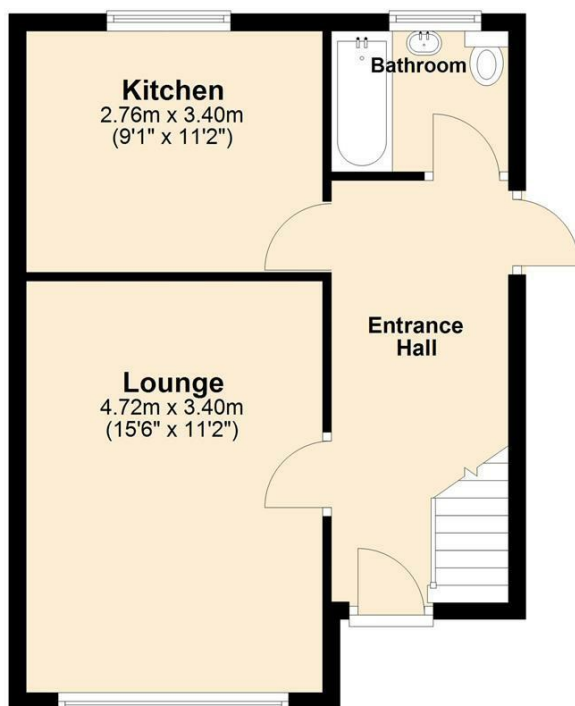


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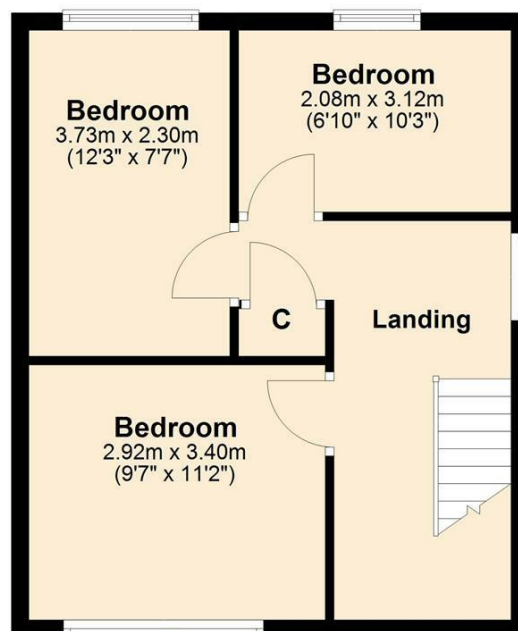
East Tilbury is a delightful village on the outskirts of Essex Countryside. Within Easy access to A13/A127 road links. The village also has its very own railway station with direct links Fenchurch Street. Plenty of local amenities nearby. Enjoy walks along the charming Thames Estuary and marvel at the historic Coalhouse Fort. East Tilbury is a perfect place for the growing family.



Ground Floor



First Floor





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