



Stafford Close, Linford

Offers Over £325,000



- Offered with no onward chain
- Beneficial garage for extra storage or parking
- Contemporary open-plan kitchen and lounge
- Includes a private parking space
- Kitchen finished to a high specification
- Two generously sized bedrooms
- Conveniently located close to East Tilbury Station
- Stylish modern shower room
- Situated in a quiet cul-de-sac
- Ideal purchase for a first-time buyer



Nestled in the charming area of Stafford Close, Linford, this delightful two-bedroom terraced home offers an excellent opportunity for those seeking a modern, comfortable, and move-in-ready property. Offered with no onward chain, this home is perfect for first-time buyers, small families, downsizers, or investors.

Situated in a quiet cul-de-sac, the property enjoys a peaceful setting while remaining conveniently close to local amenities and East Tilbury Station, making commuting and daily travel exceptionally easy.

Upon entering, you are welcomed into a contemporary open-plan kitchen and lounge—a bright, inviting space ideal for both relaxing and entertaining. The kitchen is finished to a high specification, featuring sleek cabinetry, quality appliances, and generous worktop space, providing a stylish and functional cooking environment.

Upstairs, the property offers two generously sized bedrooms, both filled with natural light and offering ample room for storage. Completing the first floor is a stylish modern shower room, designed for convenience and comfort.

Externally, the home boasts a private parking space, along with a beneficial garage providing additional parking or valuable extra storage. The low-maintenance rear garden is perfect for outdoor dining or simply unwinding in the fresh air.

With its welcoming layout, modern features, and excellent location, this property represents an ideal purchase for a first-time buyer or anyone seeking a beautifully presented home in a friendly community.

Entrance door to front.

Open plan kitchen/lounge/diner 28'4 x 10'8 (8.64m x 3.26m) double glazed window to front. Range of high gloss wall and base mounted units with matching storage drawers. Complimentary work surfaces with up stands housing sink drainer with swan neck mixer tap. Hob, oven and extractor fan to remain. Space for other appliances. Tiling to splash backs incorporating stainless steel cooker splash back. Feature Bi-fold doors to garden. Smooth ceiling.

Stairs lead to first floor accommodation.

First floor landing gives access to two bedrooms and family three piece shower room.

Bedroom one 11'2 x 10'8 (3.41m x 3.26m) two double glazed windows to rear.

Bedroom two 8'3 x 10'8 max (2.52m x 3.26m) double glazed window to front. Storage cupboard.

Family shower room comprises larger than average shower room, wash basin and WC. Tiling to splash back areas.

Externally the property has a good size low maintenance rear garden. Commencing with decked seating area, two raised planters to remain. Remaining garden is paved.

Garage for extra storage or parking.

THE SMALL PRINT:

Council Tax Band: C

Local Authority: Thurrock

AGENTS NOTE:

We are required under the Estate Agents Act 1979 and provisions of the information regulations 1991 to point out that the client we are acting for in the sale of this property is a connected person as defined by that act.

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.

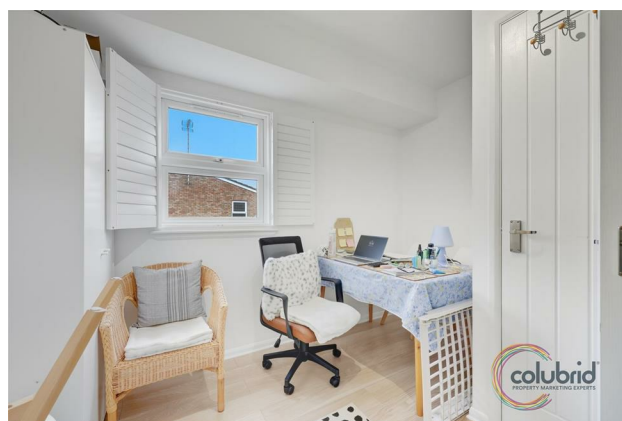
AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

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. Head to our website for full details – or skip the scrolling and just call.



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Linford is a village situated nearby to East Tilbury, East Tilbury gives easy access to railway station and local amenities. Accessible to A13 road links and short drive to Stanford Le Hope Town Centre.



First Floor

Ground Floor

