



## Linley Close, East Tilbury

Guide Price £300,000



- Spacious three-bedroom mid-terrace – enough room for family life, home working, or that long-overdue Netflix binge without tripping over anyone.
- Modern front-facing kitchen – sleek cabinets, integrated appliances, and seriously Instagram-worthy vibes for your cooking (or takeout) adventures.
- Full-width lounge – the ultimate social hub for movie nights, game nights, or spontaneous dance-offs.
- Bright brick/UPVC conservatory – sunlit space perfect for plants, coffee, or pretending you're on a permanent holiday.
- Three well-proportioned bedrooms – everyone gets their own sanctuary... no more bedroom squabbles.
- Private rear garden – ideal for BBQs, morning coffees, or letting the dog chase its own tail in peace.
- Garage in nearby block – bonus storage for bikes, tools, or all the "just-in-case" stuff you secretly hoard.
- No onward chain – move in stress-free and start living your best life immediately.
- Commuter-friendly location – just 1.3 miles from East Tilbury Station, plus quick access to the A13 and M25; say goodbye to traffic tantrums.
- Village charm meets convenience – peaceful riverside living with shops, cafes, schools, and history (Tilbury Fort!) all close by — a home that's as practical as it is punchy.



**Guide Price £300,000 - £325,000**

**Charming three-bed with sleek kitchen, wide lounge and sun-filled conservatory, plus garden and garage — chain-free and perfectly placed for commuters who love convenience with a glow-up.**

This home is ready to impress, offering generous living space and a layout that actually makes sense for modern family life (goodbye awkward hallways!). The contemporary front-facing kitchen is sleek, stylish, and fully equipped with integrated appliances — basically, it's ready for everything from midnight snack raids to MasterChef attempts. Flow seamlessly into the full-width lounge, a space so roomy it practically begs for movie nights, pizza parties, or impromptu dance-offs. Just when you think it couldn't get any better, the bright brick/UPVC conservatory steals the show — perfect for soaking up the sun, pretending you're on holiday, or growing that Instagram-worthy indoor jungle.

Upstairs, three well-proportioned bedrooms give everyone space to breathe (and maybe finally claim the room they've been dreaming of). The bathroom is conveniently located off the landing, and a handy storage cupboard ensures your "where did I put that?" moments are history.

Outside, the private rear garden is perfect for BBQs, morning coffee, or chasing kids and dogs alike, while a garage in a nearby block gives your car, bikes, or random life junk its own VIP space. With no onward chain, moving in is a breeze — because life's stressful enough without a drawn-out sale.

Location-wise, this property scores top marks: 1.3 miles from East Tilbury Station, and just minutes from the A13 and M25, making commuting, weekend escapes, and last-minute adventures ridiculously easy. In short, this home is a rare mix of style, space, convenience, and everyday charm — basically the kind of place that makes you do a little happy dance the moment you walk through the door.

East Tilbury is a charming riverside village on the north bank of the Thames, offering a peaceful, community-focused lifestyle while remaining well connected for commuters. The village is served by East Tilbury Station, just over a mile from the property, with regular trains into London Fenchurch Street in under an hour. Road links are excellent, with the A13 and M25 providing swift access to London, South Essex, and beyond.

Local amenities include supermarkets, shops, cafes, and traditional pubs, with larger retail and leisure options available in nearby Grays and Basildon. Families are well catered for, with a number of reputable primary and secondary schools, nurseries, and childcare facilities in the area.

East Tilbury also offers plenty of leisure opportunities, including riverside walks, cycling routes, sports clubs, and community events. History enthusiasts will enjoy exploring Tilbury Fort, a riverside landmark dating back to the 16th century.

In short, East Tilbury combines a tranquil village feel with modern convenience, making it an ideal choice for commuters, families, and anyone seeking a balanced lifestyle



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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.



