

18 SHEARWATER AVENUE

TILBURY, RM18 8DQ

£425,000
FREEHOLD

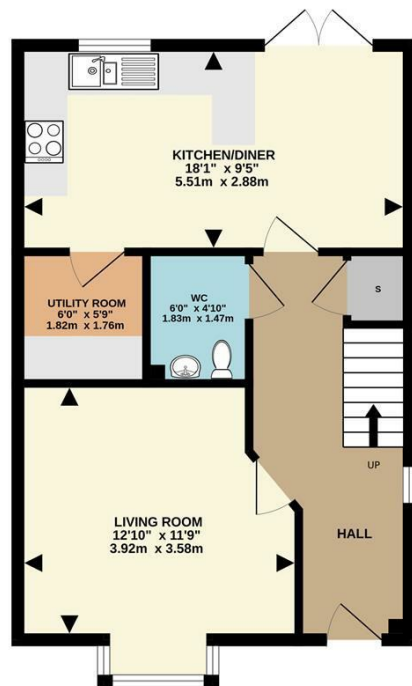
Thomas Marsh is pleased to present this well-maintained three-bedroom semi-detached home located on the desirable Boulevards Estate in East Tilbury.

The property benefits from excellent transport links, including nearby railway access for easy commuting into central London. It is within walking distance to local schools and shops, with convenient access to the A13 and M25 motorways.

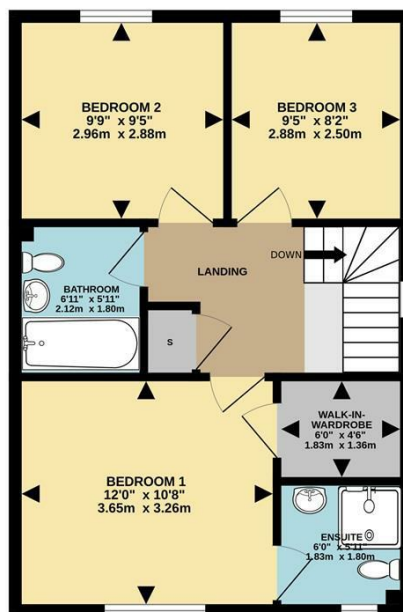
Inside, the home features an inviting entrance hallway, a comfortable family lounge, a ground-floor cloakroom, and a kitchen diner with a separate utility room. Upstairs, you'll find a spacious landing, a bathroom, and three generously sized bedrooms—main with an en-suite and walk-in wardrobe.



Ground Floor
495 sq.ft. (46.0 sq.m.) approx.



1st Floor
486 sq.ft. (45.1 sq.m.) approx.



epcsinessex

TOTAL FLOOR AREA: 981 sq.ft. (91.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---------------------------------------------|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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