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(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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ESTATE AGENTS



Woolifers Avenue, Corringham, Essex, SS17 9AU | Guide Price: £625,000 to £650,000

- 4 DOUBLE BEDROOMS, SCOPE FOR A 5TH
- Multiple Living Space Areas
- Vehicular Accessible to rear
- Annexe/ Garage / Leisure room Potential (strc)
- Multiple Off Road Parking
- 2 Bathrooms plus Sep WC



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No onward Chain four excellent double Bedrooms **** Multiple Living Space Areas *** 2 stylish bathrooms & sep wc *** 82FT x 49FT garden *** rear vehicular accessible *** annexe / garage potential *** In & out driveway **Established Corringham Location . View & see for yourself !

***** NO ONWARD CHAIN *****

Scope

The home and plot offers plenty of versatility and potentially ideal for those wishing to build a separate Annexe / Leisure Room/ Feature sized Garage (s.t.r.c) (Vehicular Access possible at rear)

Location

Please see map for fuller information on this very popular " Old Corringham" location and its range of nearby amenities however we note nearby shops, café/food outlets, local Pubs and a fishing lake too . Travel options/routes also with bus route, road links to A13 and London Gateway Port. There are also a selection of popular schools.

Vehicular Accessible to the rear

There is potential for vehicular access to the rear (via/off Lampits Hill) garden and therefore scope for a large garage subject to relevant consents/approval being granted . Solicitors to seek/provide any verification of access.

Front Exterior

Impressive width frontage with twin entry gates to decorative style laid off road parking area. Gated access to the side exteriors, linking through to the rear garden . Access to front main entrance door.

Rear Garden 82' x 49' (25m x 14.94m)

A Garden design for all the family being such a great size and beautifully established too with lawn, trees & shrubbery . There is a sectioned off area to the rear, currently utilised as vegetable/plant growing area. The summer house too offers a versatile space and has power and light connected .

Internally:

Reception Room

13'10" (4.22) max x 11'9" (3.58) plus recess

An impressive, elegant introduction to this overall outstanding home, presented with feature height ceiling, picture rail, coved smooth finish ceiling, feature style radiator and wood flooring alongside double glazed window and feature return staircase.

Front Lounge 14' max x 11'3" (4.27m max x 3.43m)

A lounge designed for relaxing with its stylish, character features and inviting, cozy feel with feature log burner fireplace. Presented with wood flooring, feature radiator, feature height ceiling, picture rail, coved smooth finish ceiling and attractive bay window design as well as French doors linking to "Piano room" reception enhancing look and feel of space.

Open plan styled Dining and Rear Lounge/sitting room

Dining Room Area 11'8" max x 10'7" (3.56m max x 3.23m)

The dining room has appearance of great place for family meals and home dinner parties and is well positioned in the home with French doors linking to the kitchen breakfast room and open plan theme to the sitting room, enhancing feel of great space and function. The room is presented with wood flooring, feature radiator and coved smooth finish ceiling.

Rear Lounge/Sitting Room Area 11'3" x 10' (3.43m x 3.05m)

"Room with a view" Delightful part of the home with visual and access to the splendid rear garden and is styled with wood flooring and coved smooth finish ceiling, double glazed window to the rear and French doors to exterior.

Kitchen Breakfast room 18'9" x 9'4" (5.72m x 2.84m)

Spacious, well-functioning and stylish describes well the great kitchen breakfast room in this home with its attractive range of fitted kitchen units and complimenting worksurfaces and has feature range style cooker and plumbing/space for dishwasher, also character butler style sink . Wood flooring, smooth finish ceiling with inset down lights, double glazed windows at side and glazed door to exterior. Access to utility room .

Utility Room 7'2" x 3'2" (2.18m x 0.97m)

Located at rear , linking from the kitchen and has plumbing and space for a washing machine and tumble dryer. Double glazed window to the rear, wash hand basin and tiled walls.

Ground Floor Wc 3'1" x 2'5" (0.94m x 0.74m)

A very useful addition to a family home presented with combined w.c / handbasin system

Ground Floor Bathroom 7'2" x 6'6" (2.18m x 1.98m)

Stylish Bathroom with Bath, wc and handbasin suite complimented with shower head and screen over bath, tile effect flooring, feature radiator, tiled walls, double glazed window, and a smooth finish ceiling with inset down lighting.

Ground Floor Bedroom 3 13'11" max x 11'10" (4.24m max x 3.6m)

Spacious bedroom , positioned with outlook to the front via attractive bay window design and has radiator heating, wood style flooring, picture rail, feature height ceiling in a coved smooth finish .

Ground Floor Bedroom 4 11'10" x 10'9" max (3.6m x 3.28m max)

Well sized bedroom, comfortable for a double bed, wardrobes and dresser and has benefit of outlook via feature window design to the beautiful rear garden . The bedroom is presented with wood style flooring, coved smooth finish ceiling at feature height and has picture rail plus feature radiator.

Landing

The landing area, accessed via return style staircase and presented with fitted carpet, smooth finish ceiling and has attractive skylight window. Doors to First floor bedrooms and first floor bathroom

First floor Bathroom 6'5" x 6'5" (1.96m x 1.96m)

Stylish first floor bathroom benefiting modern style bathroom suite with bath , hand basin and wc complimented with tiled flooring, double glazed window , under floor heating and tiled walls .

First Floor Master Bedroom 19'8" x 11'7" (6m x 3.53m)

Indulgently spacious and beautifully presented master bedroom, featuring outlook over the rear garden and to the front and has fitted carpet, double glazed windows, smooth finish, sloping ceilings with inset down lights and a feature radiator . Potential for ensuite in this room being located next to the bathroom .

First floor 2nd Bedroom 18'6" x 12'7" (5.64m x 3.84m)

Another incredibly spacious bedroom and very nicely presented too having fitted carpet , smooth finish, sloping ceiling with inset lighting, radiator heating and double glazed window providing outlook to the front. Access to large eves storage space .

Loft/eves storage space

Accessed from bedroom 2 and offers currently great storage space with boarded sections and power/light connected. Potential for further accommodation (subject to relevant consents/approval).

