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ESTATE AGENTS



## Woolifers Avenue, Corringham, Essex, SS17 9AU | Offers In The Region Of: £595,000

- Beautiful detached family home
- 4 Double bedrooms
- Approx 1650 sq ft
- 2 Stylish family bathrooms and a ground floor WC for guests
- Multiple large living areas
- NO ONWARD CHAIN



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PRICED TO SELL. CHAIN FREE! Four excellent double Bedrooms. Multiple Living Space Areas and 2 stylish bathrooms & sep wc, 82FT x 49FT garden and rear vehicular accessible. The property has annexe/garage potential plus in & out driveway. Established Corringham Location. View & see for yourself!

Priced to sell, chain free! Offers in the region of £595,000  
\*\*\* NO ONWARD CHAIN \*\*\*

Front Exterior:  
Impressive frontage with double gates and off road parking for several vehicles. Also gated access to rear garden.  
Property has alarm system and CCTV cameras.

Internally:  
Reception Room:  
13'10" (4.22) max x 11'9" (3.58) plus recess.  
A beautiful room featuring high coved ceiling, picture rail, feature radiator and wood flooring, double glazed window and feature return staircase.

Front Lounge: 14' max x 11'3" (4.27m max x 3.43m).  
A stylish spacious room ideal for relaxing. Features include a multi fuel stove, wood flooring, feature radiator, high coved ceiling, picture rail, large bay window and French doors leading to the "Piano room".

Open plan styled Dining and Rear Lounge/sitting room.  
Dining Room Area: 11'8" max x 10'7" (3.56m max x 3.23m).  
This dining room is a great space for enjoying family meals and dinner parties. French doors link this room to the breakfast kitchen. Features include wood flooring, feature radiator and coved ceiling.

Rear Lounge/Sitting Room Area: 11'3" x 10' (3.43m x 3.05m)  
This room has a beautiful wooden floor and double glazed window with a stunning view of the garden. There is also access to the garden from this room via French doors.

Kitchen Breakfast room: 18'9" x 9'4" (5.72m x 2.84m)  
A spacious well designed kitchen breakfast room featuring a range of fitted units and granite worktops, Range cooker, plumbing for dishwasher, and a butler style sink. With wood flooring, inset down lights, double glazed windows, door to exterior and access to utility room .

Utility Room: 7'2" x 3'2" (2.18m x 0.97m).  
Plumbing and space for a washing machine and tumble dryer. Wash hand basin and tiled walls. Double glazed window to the rear.

Ground Floor Wc: 3'1" x 2'5" (0.94m x 0.74m).  
Combined w.c/handbasin, perfect for guests.

Ground Floor Bathroom 7'2" x 6'6" (2.18m x 1.98m)  
Stylish room with bath, over bath shower, handbasin, wc, tile effect flooring, tiled walls, feature radiator, inset down lighting and double glazed window.

Ground Floor Bedroom 3: 13'11" max x 11'10" (4.24m max x 3.6m).  
Spacious bright room with views to the front. Features include large bay window, radiator, wood style flooring, picture rail and high coved ceiling.

Ground Floor Bedroom 4: 11'10" x 10'9" max (3.6m x 3.28m max).  
Double sized bedroom with a large double glazed window with stunning views to the garden, wood style flooring, coved ceiling, picture rail and feature radiator.

Landing:  
The fully carpeted landing is accessed via a return style staircase and features an attractive skylight and doors which lead to the first floor bedrooms and family bathroom.

First floor Bathroom: 6'5" x 6'5" (1.96m x 1.96m).  
Stylish family bathroom with modern bathroom suite including bath with handheld shower attachment, handbasin and wc, marble tiled walls and flooring, under floor heating and double glazed window to rear.

First Floor Master Bedroom: 19'8" x 11'7" (6m x 3.53m).  
Spacious and beautifully presented room with dual aspect windows giving views to the front and rear. Features fitted carpet, sloped ceiling, inset down lights, feature radiator and double glazed windows.

First floor 2nd Bedroom: 18'6" x 12'7" (5.64m x 3.84m).  
Another spacious room, with fitted carpet, sloping ceiling, inset lighting, feature radiator and double glazed window to front. This room has access to a large storage space in the eves.

This storage space is boarded and has power and light connected. There is potential to use this space for further accommodation (subject to planning consent).

Scope:  
This large home is ready for a family to enjoy but also has the benefit of space to build an annexe, leisure room or large garage (subject to planning consent).

Location:  
"Old Corringham" is a very popular location with a large range of amenities nearby including shops, pubs, cafés, restaurants and a fishing lake. There is a selection of popular schools and travel options/routes with bus, road links to A13 and London Gateway Port, furthermore the train station is only 6 minutes away by car (2.2 miles).

Rear Garden 82' x 49' (25m x 14.94m):  
A stunning well maintained garden featuring established lawn, trees and shrubs, a perfect space for family living and entertaining. There is a separate area currently used as a vegetable/plant growing area with a large greenhouse. There is also a large shed with power and light connected.

