



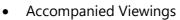
list every attempt has been made to ensure the accuracy of the fiscopian contained here, measurem doors, windows, rooms and any other hens are approximate and no responsibility is taken for any en resistant or mis-statement. This plan is for illustrative purposes only and should be used as such by an peophic purchase. The services, systems and appliances shown have not been tested and no guarant.

# THINKING OF SELLING OR TRYING TO SELL?

- Family Firm Established since 1980
- Extensive Buyer Register

The Property Ombudsman

- All Homes Visibly Marketed from Team Agencies in Essex & LONDON
  - rightmove Carring find your happy



- Excellent photography & Floorplans
- Highly Experienced Agency, 1000's successfully SOLD

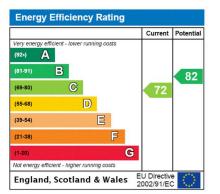














The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

# JOHN COTTIS ESTATE AGENTS

Morley Hill, Corringham, Essex, SS17 8HY | Guide Price: £425,000 to £450,000

- Feature kitchen/dining & living space
- Great location for amenities
- 360 Virtual tour

- Impressive bathroom
- Off road parking
- Low maintenance garden







19 Kings Parade, King Street, Stanford-le-Hope, Essex, SS17 0HP 01375 676655 sales@johncottis.co.uk www.johncottis.co.uk

istered Proprietors Temp-Green LTD., Trading as John Cottis & Co. Registered in England No. 1534107 istered Office: 21 Lodge Lane, Grays, Essex, RM17 5RY

Guide Price: £425,000 to £450,000. Stunning, stylish and generously sized throughout this outstanding extended 4 bedroom home, packed with impressive features, presenting as an exceptional opportunity to purchase a beautiful family home located in a well regarded position close to amenities.

# **Entrance Reception:**

Radiator. Wood style flooring. Coved cornice to smooth plastered ceiling with inset lights. Via double glazed door.

Ground floor wc: 4'8" x 2'6" (1.42m x 0.76m)

Double glazed window. wc, wash hand basin, part tiled walls and smooth plastered ceiling.

Kitchen/Dining: 15'9" max x 15'7" max (4.8m max x 4.75m max)

Wood style flooring. Smooth plastered ceiling with inset lights. Stunning kitchen/dining design, one of many standard features for this home, beautifully presented with range of contrasting units with complimentary work surfaces and splash backs. A range of appliances incorporated including fridge and freezer, twin ovens, wine chiller, washing machine and dishwasher. Stairs leading to first floor with understairs cupboard.

Lounge: 20'5" x 15'9" (6.22m x 4.8m)

Feature radiators. Wood style flooring. Coved cornice to smooth plastered ceiling with inset lights. Outstanding lounge for generous size and stylish presentation having benefitted from extension to the home. Presented with feature width double glazed doors opening out to the garden.

Ground floor bedroom 3: 15'7" x 7'9" (4.75m x 2.36m)

Double glazed window to front. Radiator. Wood style flooring.

Smooth plastered ceiling. Versatile ground floor bedroom,
nicely presented with built-in cupboard.

Landing: 7'6" x 6'4" (2.29m x 1.93m)

Wood style flooring. Coved cornice to smooth plastered ceiling. The landing has access hatch to loft space and doors to bedrooms and bathroom.

Bedroom 1: 13'9" x 9'1" (4.2m x 2.77m)

Double glazed window to rear. Radiator. Fitted carpet. Coved cornice to smooth plastered ceiling. Positioned with outlook to the rear, comprising: fitted wardrobes.

Bedroom 2: 12'6" x 9'1" (3.8m x 2.77m)

Double glazed window to front. Wood style flooring. Coved cornice to smooth plastered ceiling with inset lights. Spacious 2nd bedroom.

Bedroom 4: 10'6" x 6'5" (3.2m x 1.96m)

Double glazed window to rear. Fitted carpet. Coved cornice to ceiling. Well proportioned 4th bedroom.

### Bathroom:

Double glazed window to front. Tiled walls and flooring. Smooth plastered ceiling. Impressive bathroom presented with bath, wc and wash hand basin (shower over bath).

### Exterior:

## Rear Garden:

A garden ready for leisure and unwinding with low maintenance theme comprising: shaped patio and artificial lawn. Gated to rear.

### Front Exterior:

Well presented block paviour style frontage with decorative border and providing off road parking.





