



ANDERSONS
 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.
 Made with Metropix ©2024

THINKING OF SELLING OR TRYING TO SELL?

- Family Firm Established since 1980
- Extensive Buyer Register
- All Homes Visibly Marketed from Team Agencies in Essex & LONDON
- Accompanied Viewings
- Excellent photography & Floorplans
- Highly Experienced Agency, 1000's successfully SOLD



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
68	89

England, Scotland & Wales EU Directive 2002/91/EC

JOHNCOTTIS ESTATE AGENTS



Andersons, Corringham, SS17 7FF | £350,000

- 3 Bedroom House
- Feature Conservatory Styled Room
- Over Standard width Garage on plot
- Well positioned for Corringham and Stanford Le Hope amenities
- Front Off Road Parking



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

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

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.

Impressive Presentation, Surprisingly spacious & very popular Location in our opinion at this delightful 3 bedroom family home with feature conservatory room, 15'11" x 10'4" Garage on plot, front parking, attractive open kitchen & dining, stylish bathroom, well sized bedrooms and more.

Entrance Hall 8'4" x 3'11" (2.54m x 1.2m)

The entrance hall has stairs to 1st floor, door to lounge, wood style flooring and radiator

Lounge 17' x 11'11" >10'8" (5.18m x 3.63m >3.25m)

Impressive and spacious lounge presented with double glazed window to the front, radiator heating, feature fireplace, Solid wood flooring. and under stair storage cupboard. Double doors open to dining area

Open styled Kitchen & Dining Room 14'10" x 8'7" (4.52m x 2.62m)

Lovely open style linked kitchen and dining room presented with double glazed sliding door, opening to conservatory, double glazed window on to conservatory, travertine natural stone tiled flooring (solid stone), radiator heating, range of fitted kitchen units with contrasting work surfaces and a range of appliances, negotiable to remain.

Conservatory 14' x 7'9" (4.27m x 2.36m)

The conservatory is a lovely feature to the home offering visual and access to the garden, double glazed french doors and windows, Engineered wood flooring (solid wood top layer) and radiator heating.

Landing 7'7" x 5'10" (2.3m x 1.78m)

The landing area has access to the loft space, fitted carpet and doors to bedrooms and bathroom

Bedroom 1 16'7" x 8'8" (5.05m x 2.64m)

A spoil yourself feel in our opinion in this very spacious and really nicely presented master bedroom with double glazed window to the front, radiator heating and Solid wood flooring.

Bedroom 2 9'7" x 8'8" (2.92m x 2.64m)

Great 2nd bedroom, positioned to the rear with outlook over the garden via double glazed window. Radiator heating, Fitted carpet, fitted sliding door wardrobe and built in cupboard.

Bedroom 3 12'7" x 5'11" (3.84m x 1.8m)

Surprising 3rd bedroom size, presented with double glazed window to the front, radiator heating, stairwell recess and fitted carpet

Bathroom 6'x 5'10" (1.83m x 1.78m)

Stylish bathroom with plenty of sparkle having glitter style floor tiles, modern white bathroom suite with shower over bath, towel rail radiator, tiled walls and double glazed window to the rear

Front Exterior

Off road parking provided to the frontage

Rear Garden 46'>29'4" (14.02m>8.94m)

Very well presented rear garden with gated access at rear and access to the garage

Garage 15'11" x 10'4" (4.85m x 3.15m)

The garage is located to the rear of the garden and has up and over door plus personal access from garden.

Location

Very popular location in our opinion as has many close by amenities including Corringham Town Centre/ Leisure Centre, schools and travel routes. See Map for fuller info

