



LOWER CRESCENT

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, fixtures and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Metropix 02024

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	A (92-100)		
B (81-91)			
C (69-80)			74
D (55-68)		55	
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

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

JOHNCOTTIS ESTATE AGENTS



Lower Crescent, Linford, Essex, SS17 0QJ | £415,000

- 3 bedrooms plus loft room
- g/f wc + 5 piece bath/shower room
- Local nature walks/parks & local pub
- Feature kitchen/dining room
- Minutes from Train Station (C2C)
- Garage and hardstanding side space



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.

Train Station (C2C) minutes walk from this generous sized extended 3 bed family home with feature kitchen/dining, loft room, stylish bath/shower room, g/f wc, garage and is with side space. Further extension potential (strpc).

This generously sized 3 bedroom family home is well positioned for Train Station users with C2C train station within conveniently close by, walking distance. Also close by is local pub, nature walks, park areas, local shops and road links towards A13/M25.

The house benefits an end/corner position and has benefit of front garden, rear garden and side space providing potential for further extension (strpc). An extension, existing to the rear of the home enhances well the kitchen, living, dining space in addition to the spacious separate lounge. To the first floor a 5 piece feature bath/shower room and there is a gf wc. All 3 bedrooms are well presented and well sized. The home also benefits a loft room/storage space, a garage is also included.

We highly recommend this great home with great garden/great plot as well as a lovely location having both commuters benefits as well as plenty of green spaces.

Entrance Reception Hallway:
Radiator. Laminate wood flooring. Coved cornice to smooth plastered ceiling. Under stairs storage cupboard housing consumer unit and meter. Built-in cupboard housing boiler. Stairs leading to first floor.

Lounge: 17'10" x 10'9" (5.44m x 3.28m)
Double glazed window to front. Radiator. Wood style flooring. Coved cornice to smooth plastered ceiling. Spacious lounge.

Ground floor WC:
wc and wash hand basin suite.

Kitchen/Living/Dining Room: 18'11" (5.77) x 10'10" (3.3) x 16'7" (5.05) x 6'8" (2.03)
Double glazed windows to rear and side. Double glazed French doors to rear. Radiator. Stylish fitted kitchen area

with range of base and eye level units including a selection of appliances, negotiable to remain. Ample dining space provided benefiting out look to the garden.

Landing: 9'5" x 5'7" (2.87m x 1.7m)
Fitted carpet. Coved cornice to ceiling. Stairs to loft room, doors to bedrooms 1,2,3 and bathroom.

Bath/Shower Room: 10'1" x 5'7" (3.07m x 1.7m)
Double glazed window to rear. Radiator. Vinyl flooring. Coved cornice to ceiling. "Spoil yourself" in this spacious 5 piece bath/shower room with wc, bidet, wash hand basin, bath and shower enclosure.

Bedroom 1: 13'11" x 10'8" (4.24m x 3.25m)
Double glazed window to rear. Radiator. Fitted carpet. Coved cornice to ceiling.

Bedroom 2: 12'5" (3.78) x 8'8" (2.64) > 10'8" (3.25)
Double glazed window to front. Radiator. Fitted carpet. Coved cornice to ceiling. Cupboard housing hot water cylinder.

Bedroom 3: 8'11" x 7'7" (2.72m x 2.3m).
Double glazed window to front. Radiator. Coved cornice to ceiling. Built-in cupboard.

Loft Room: 16'8" x 7'2" approx (5.08m x 2.18m approx)
Double glazed window to side and 2 sky light windows. Fitted carpet.

Front Garden: approx 15' depth (approx 4.57m depth)

Side Space: Approx 15' width (Approx 4.57m width)

Rear Garden: 34' (10.36) x 33' (10.06) approx max

Garage: In Block.

