

KING GEORGE VI AVENUE
TOTAL FLOOR AREA : 1157 sq.ft. (107.5 sq.m.) approx.
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.
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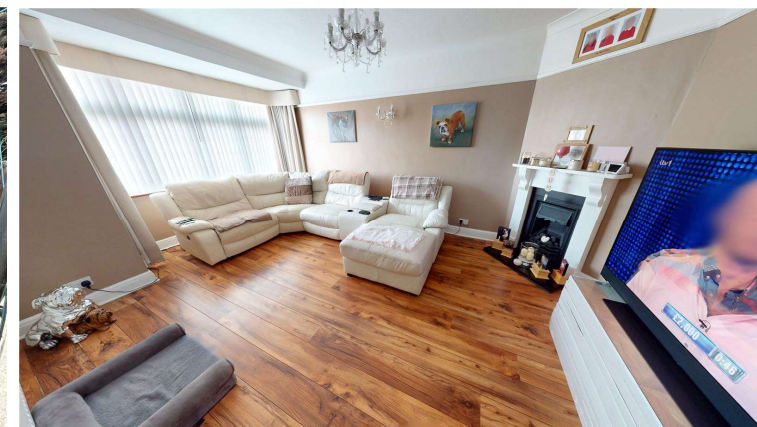


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



King George VI Avenue, East Tilbury, RM18 8SL | Guide Price: £400,000 to £425,000

- 4 Bedrooms
- Entrance Hall
- Lounge
- Kitchen /Diner
- Bathroom
- Shower Room



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Guide Price: £400,000 to £425,000. Versatile 3/4 Bedroom Semi-Detached Home, just 0.3 miles from East Tilbury's C2C station. This spacious and flexible house offers a fantastic opportunity for families or commuters alike. Having ground floor bathroom & first floor shower room. Generous 52' garden. Off Street Parking. EPC D

Versatile 3/4 Bedroom Semi-Detached Home Near East Tilbury Station

Located just 0.3 miles from East Tilbury's C2C station, this spacious and flexible 3/4 bedroom semi-detached house offers a fantastic opportunity for families or commuters alike.

The property features:

A ground floor bathroom and a first floor shower room

A generous 52' rear garden, perfect for relaxing or entertaining

Off-street parking for added convenience

EPC Rating: D

This well-connected and comfortable home offers both convenience and potential. Early viewing is recommended!

Entrance Hall
Radiator. Wood laminate floor. Stairs to first floor accommodation. Three understairs storage cupboards. Access to Lounge, kitchen and utility room/office/bedroom 4.

Lounge 14'8" (4.47) <17'10" (5.44) into bay x 11'8" (3.56)
Double glazed bay window to front. Radiator. Wood laminate floor.

Kitchen /Diner 18' (5.49) x 11'9" (3.58) > 7'6" (2.29)
Double glazed window and double glazed French doors to rear. Radiator. Ceramic tiled floor. A very bright room with feature fire place. Having base and eye level units, work top surfaces incorporating stainless steel sink/drainers with mixer tap. Integrated double electric fan assisted ovens. Inset 4 ring gas hob.

Utility Room/Office/Bedroom 4 13' x 8'10" (3.96m x 2.7m)
Double glazed windows to rear and side. Double glazed door to rear. Ceramic tiled floor.
Versatile room, currently used as a utility/craft room but could easily function as a bedroom enjoying an ensuite bathroom. There is a

cupboard concealing washing machine, boiler serving central heating and hot water.

Bathroom 8'8" x 7'6" (2.64m x 2.29m)
Double glazed window to front. Ceramic tiled floor. 3 piece suite comprising freestanding clawfoot bath with mixer tap and shower attachment, low level wc and wash hand basin with mixer taps.

First Floor Landing
Double glazed window to side. Doors to:

Bedroom 1: 12'10" (3.9) + wardrobes x 11'2" (3.4)
Double glazed window to front. Radiator. Wood laminate floor. Having built in wardrobes.

Bedroom 2: 11'9" x 11'2" (3.58m x 3.4m)
Double glazed window to rear. Radiator. Wood laminate floor. Having built in wardrobes.

Bedroom 3: 8'8" x 6'8" (2.64m x 2.03m)
Double glazed window to side. Radiator. Wood laminate floor.

Shower Room 7'8" x 6'6" (2.34m x 1.98m)
Double glazed window to rear. Heated towel rail. Vinyl floor covering. 3 piece suite comprising walk in shower cubicle, low level wc, fitted units with storage having inset wash hand basin with mixer taps.

Rear Garden 52' deep (15.85m deep)
Commencing with patio. The remainder is mainly laid to lawn with 2 timber built shed. Pedestrian side access.

Front Garden
Affording off street parking. Remainder is mainly laid to lawn.

