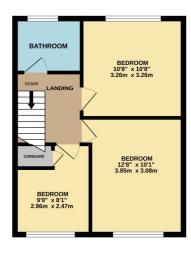
GROUND FLOOR





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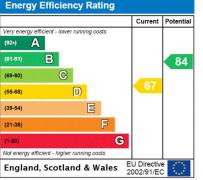














The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All 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.



Solway, East Tilbury, Essex, RM18 8RQ | £342,500

- 3 Bedrooms (potential for 4)
- Close by Train Station (C2C)
- Potential to extend (strpc)

- No Onward Chain
- Close to Gobians park, Nature reserve and short distance to Coal House Fort





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19 Kings Parade, King Street, Stanford-le-Hope, Essex, SS17 0HP 01375 676655 sales@johncottis.co.uk Registered Proprietors Temp-Green LTD., Trading as John Cottis & Co. Registered in England No. 1534107 4 Bedroom potential at this spacious 3 Bed house with integral garage, Lounge plus Dining room, Stylish bathroom, great garden, extension potential, parking, double glazing, gas heating and VACANT NO ONWARD CHAIN. Train Station & amenities close by.

A great example of a well-functioning family home model with added benefit of being positioned conveniently close to a range of amenities including a TRAIN STATION (C2C) Ideal for London / Southend bound commuters. Road links to the A13 and routes towards Intu Lakeside / M25 also well accessible. In addition there is local Pub, pleasant Park , local school and local shopping parade. In the surrounding areas is a nature reserve, Coal House fort / River Thames and popular St Cleres School in Stanford Le Hope.

The property offers plenty of scope for more accommodation with potential to extend at the rear and or into the garage, great for a 4th bedroom ? (s.t.r.c)

The layout, generous in design affords entrance porch, open plan linked Dining room and Lounge, separate Kitchen to the ground floor, then Landing leading to 3 well sized bedrooms and newly fitted family bathroom.

Externally a well afforded plot providing front off road parking and garden area, access to the integral garage. The rear garden, well-presented and has gated access at the side.

Particulars:

Entrance Porch

Dining Room 12'1" x 10'3" (3.68m x 3.12m)

Kitchen 10'7" x 6'10" (3.23m x 2.08m)

Lounge 16'5" x 11' (5m x 3.35m)

Landing

Bedroog 1 12'8" x 10'1" (3.86m x 3.07m)







Bedroom 3 9'9" x 8'1" (2.97m x 2.46m)

Bathroom

Front Driveway & Garden

Garage 12'7" x 7'10" (3.84m x 2.4m)

Rear Garden 44' approx. (13.4m approx.)









