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92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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## East Tilbury Road, Linford, Essex, SS17 0QE | Guide Price: £475,000 to £500,000

- 4 well sized 1st floor bedrooms
- Essex countryside walks, park & village pub
- Multiple off road parking & Garage
- Train station very closeby
- Stunning living space design
- St Clere's school SLH closeby



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G/P £475,000 to £500,000. The perfect 4 (1st floor) bedroom home for families looking for stylish "magazine look" interior, all round generous room sizes, multiple parking and garage. In a location offering Essex countryside walks, a village pub and connection into London with train station and good schools being a must!

Entrance Lobby:  
Via Upvc door. Radiator. Doors to ground floor wc and entrance reception hallway.

Ground Floor WC: 5'10" x 3'7" (1.78m x 1.1m)  
Upvc double glazed window to front. Tiled floor and part tiled walls. Covered cornice to ceiling. Enclosed flush wc and wash hand basin. Wall mounted "Vaillant" gas boiler.

Reception Hall:  
Radiator. Fitted carpet. Coved cornice to ceiling. Reception hallway with under stairs space, currently utilised well with desk/computer space. Carpeted staircase leading to first floor. Doors to first lounge and through to kitchen and dining area.

Front Lounge: 16'7" x 10'8" (5.05m x 3.25m)  
Upvc double glazed bay window to front. Radiator. Wood theme flooring. Coved cornice to ceiling. Spacious and inviting front lounge design with elegant decorative styling.

Kitchen & Dining: 18' x 15'1" (5.49m x 4.6m)  
Radiator with TRV. Tiled theme flooring. Smooth plastered ceiling with collection of inset down lights (led). Highly impressive in every way still doesn't come close to describing this stunning kitchen and dining arrangement complemented further with open through layout to the second lounge area allowing an abundance of natural lighting. The stylish array of kitchen cabinets, complimented with plenty of Quartz sparkle worktops incorporate a range of appliances to be included in the sale, induction hob, double electric oven, dishwasher, washing machine and American style free standing fridge/freezer.

Second Lounge: 16'6" x 10'4" (5.03m x 3.15m)  
Another beautiful feature of this home, created by extension with a clear focus to "no expense spared" approach. This wonderfully relaxing feeling and super stylish design features double glazed Bi-fold door with integrated blinds and giving both a superb visual of the garden aswell as opening up and really connecting well, the garden and the home. The vaulted ceiling with powered sky light windows and inset lighting add an extra special touch. Radiator with TRV. Tiled theme flooring continuing from kitchen and dining.

First floor landing:  
Radiator. Fitted carpet. Coved cornice to ceiling. Spacious landing with built-in cupboard, with radiator, providing handy storage. Access to the loft. Doors to first floor bedrooms and bathroom.

Bedroom 1: 13' x 10'8" (3.96m x 3.25m)  
A spacious and naturally well lit bedroom with Upvc double glazed window to front giving pleasant outlook to Essex Wildlife Trust land. Very well presented



with fitted carpet, coved cornice to ceiling, built-in cupboard, radiator with TRV and has wardrobe included.

Bedroom 2: 11'11" x 10'8" (3.63m x 3.25m)  
Another impressive bedroom for both size and decorative finish, rear facing and designed with wood themed flooring, radiator with TRV, coved cornice to ceiling, wardrobe included and Upvc double glazed window.

Bedroom 3: 11'11" x 6'11" (3.63m x 2.1m)  
Again very well presented, rear facing, incorporating wood theme flooring, Upvc double glazed window, wardrobe included and coved edge ceiling.

Bedroom 4: 8'10" x 6'11" (2.7m x 2.1m)  
A well functioning room, front facing with pleasant outlook and comprises: carpet flooring, radiator with TRV, Upvc double glazing, coved cornice to ceiling and wardrobe included.

Bathroom: 7'3" x 6'8" (2.2m x 2.03m)  
A light, bright, modern bathroom design comprising white shower, shaped bath suite, electric powered shower system, wash hand basin and wc, Upvc double glazed window, tiled walls, wood theme flooring and radiator.

Loft:  
The loft is majority boarded across joists with some exposed insulation areas, power/fitted lighting.

Garage:  
A garage in block is included with the sale.

Parking:  
Off road parking area provided to the front of the home, noting our client currently parks 4 vehicles. There is also additional parking in the adjacent carpark.

Front Garden:  
A very well maintained front garden to this home with neatly presented lawn, selection of shrubs, obscure bin area and has useful gated access to the side exterior space leading to the rear garden.

Rear Garden:  
A garden ready to enjoy with deck patio area then lawn, border edge, fence boundary and timber shed included. Access from front via gates. Rear gate giving access to garage in block

Location Info:  
Just a few minutes walk from the home, a train station (East Tilbury) serving the Fenchurch Street Line (C2C) operates, providing great access London/Southend bound, ideal for commuting/leisure travel.

Countryside Walks & Parks:  
See map for further information, we note numerous green spaces and Nature walks nearby to the house.  
Local Village Pub: Again just a short stroll away.

