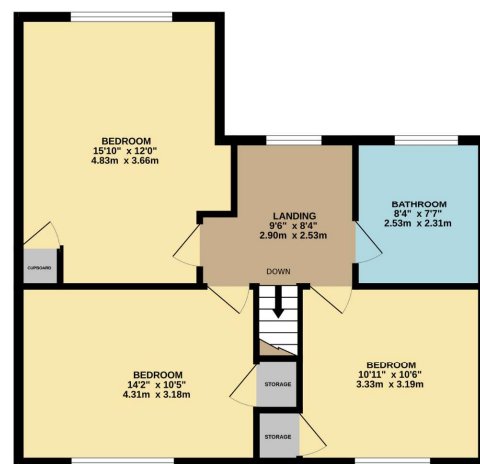
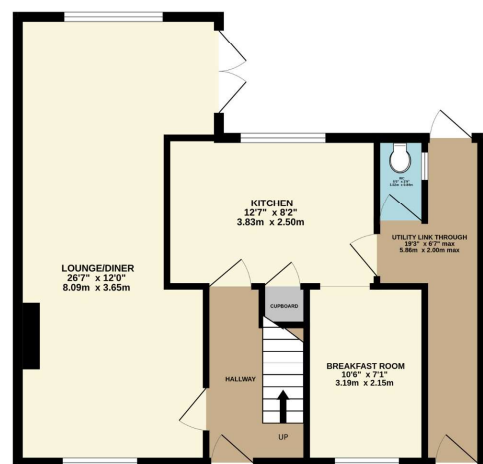


GROUND FLOOR

1ST FLOOR



CROFTON AVENUE

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 | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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Crofton Avenue, Corringham, SS17 7TD | Guide Price: £350,000 to £400,000

- Guide Price: £350,000 to £400,000
- Multiple off road parking 31' x 29'3"
- Potential for additional bedrooms
- 84ft x 29'6" garden & outbuilding at rear
- Fantastic layout, see floor plan
- Close by schools, leisure, shops public transport



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84ft garden and incredibly spacious layout (see floor plan) at this dual level rear extended large family home with multiple parking, lounge/dining, breakfast room, g/f wc, separate kitchen, all double bedrooms, scope for more bedrooms. Ideal family location for schools, shopping and leisure.

Entrance Hallway:
Radiator. Fitted carpet. Stairs leading to first floor.

Lounge/Dining Room: 26'7" x 12' max (8.1m x 3.66m max)
Upvc double glazed windows to front and rear. Double glazed French doors to side. Three radiators. Fitted carpet.

Kitchen: 12'7" x 8'2" (3.84m x 2.5m)
Upvc double glazed window to rear. Vinyl flooring. Door to utility link. Access to breakfast room. Range of base and eye level units.

Breakfast Room: 10'6" x 7'1" (3.2m x 2.16m)
Upvc double glazed window to front. Radiator. Wood theme flooring. Range of base and eye level units with work surfaces.

Ground Floor WC: 5' x 2'9" (1.52m x 0.84m)
Low flush wc

Utility Link Through: 19'3" x 6'7" max (5.87m x 2m max)
Accessed via Upvc door from front exterior with additional Upvc door leading to garden plus internally accessed from kitchen.

Landing: 9'6" x 8'4" max (2.9m x 2.54m max)
Upvc double glazed window to rear. Fitted carpet. Access to loft space.

Bedroom 1: 15'10" (4.83) max x 12' (3.66) max
Upvc double glazed window to rear. Radiator. Fitted carpet. Built-in cupboard.

Bedroom 2: 14'2" x 10'5" (4.32m x 3.18m)
Upvc double glazed window to front. Radiator. Fitted carpet. Built-in cupboard.

Bedroom 3: 10'11" x 10'6" (3.33m x 3.2m)
Upvc double glazed window to front. Radiator, Fitted carpet. Built-in cupboard.

Bathroom: 8'4" x 7'7" (2.54m x 2.3m)
Upvc double glazed window to rear. Radiator. Tiled flooring. White bathroom suite with shaped bath, splash screen, shower, low flush wc and wash hand basin.

Front Exterior Parking: 31' x 29'3" (9.45m x 8.92m)
Multiple off road parking provided.

Rear Garden: 84' max x 29'6" (25.6m max x 9m)
Established rear garden with outbuilding at rear.

