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4 Bedroom potential /scope for further extension at this indulgently sized and specified 3 DOUBLE BEDROOM Family home within walking distance of TRAIN STATION, School, local shops, village Pubs, Parks & nature walks. Feature Kitchen Living Space+ Lounge, 60ft Garden, Garage, Parking and more !!!!

Gloucester Avenue East Tilbury Essex RM18 8RB Guide Price £425,000 to £450,000

Particulars:

Entrance Hall: 6'11" x 3'3" max (2.1m x 1m max)
Access to lounge. Stairs leading to first floor.

Lounge: 17'3" x 10'11" max (5.26m x 3.33m max)
Spacious lounge/diner with french doors giving both closed and open plan feel to the feature kitchen/dining/living space. The room is well presented with double glazed window to front, laminate wood flooring, radiator, coved ceiling, plus access to lobby link for the integral garage.

Kitchen/Diner/Living Space: 20'3" (6.17) max x 16'3" (4.95) max
The combined kitchen/dining/living style space is a great feature of the home and is positioned to the rear of the property giving view and access to the garden. This area of the home is styled with laminate wood flooring, radiator heating, coved ceiling, double glazed window, double glazed french doors and separate double glazed door.

Ground Floor W.C
Comprising: Tiled floor, Double glazed window, Low flush toilet and wash hand basin.

Lobby link to Integral Garage: 5'2" max x 2'4" (1.57m max x 0.7m)

Landing:
Fitted carpet. Access to first floor accommodation.

Bedroom 1: 14'1" (4.3) reducing to 11'1" (3.38) x 11'3" (3.43)

Bedroom 1 is well sized and has fitted carpet, radiator and double glazed window to front.

Bedroom 2: 9'4" (2.84) x 9'2" (2.8) + Entrance recess
The second bedroom is again a good size and is well presented with carpet flooring, radiator, smooth finish ceiling and double glazed window to front.

Bedroom 3: 14'1" (4.3) max reducing to 7'11" (2.41) x 10'10" (3.3)
No 3rd box room in this house. Great 3rd bedroom measurement and view over rear garden via double glazed window. Radiator heating. Fitted carpet

Bath/shower room: 9'3" (2.82) + Entrance recess x 7'1" (2.16)
Well sized and well specified with separate shower enclosure, bath, w.c. and wash hand basin complimented with radiator heating, double glazed window and wood style flooring.

Integral Garage: 16'11" (5.16) x 9'3" (2.82) + Door recess
Scope for more accommodation (strpc) or great as a garage with good size and has personal door link into home and up and over door at front. Power and light connected.

Front Exterior + Off Road Parking:
Off road parking provided plus gated access to side exterior linking through to rear garden.

Rear Garden: 60' x 31' approx (18.3m x 9.45m approx)
Well sized garden giving great space for the family and versatility. Gated access from front. Timber construct outbuilding with power connected.

