



## THINKING OF SELLING OR TRYING TO SELL?

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- All Homes Visibly Marketed from Team Agencies in Essex & LONDON
- Accompanied Viewings
- Excellent photography & Floorplans
- Highly Experienced Agency, 1000's successfully SOLD



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>49</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



### Larkfield, Corringham, Essex, SS17 9EA | Offers Over: £375,000

- 3 Bedroom Semi-Detached home
- Spacious bath/shower room
- Larger than expected garden -widening at rear
- No Onward Chain!
- Old Corringham cul-de-sac location
- Feature sized conservatory
- Own driveway to garage



**JOHNCOTTIS**  
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3 bedroom Semi-Detached home with surprising amount of great features including "Old Corringham", cul-de-sac position, feature conservatory, spacious bath/shower room, own drive/garage, extension potential, generous garden and No Onward Chain!

Entrance Porch:  
Door to entrance hallway.

Entrance Hallway:  
Access to kitchen, bath/shower room and lounge/diner.

Lounge/Dining Room: 20'10" x 11'11" (6.35m x 3.63m)  
Spacious, well apportioned lounge/diner with double glazed windows, radiator, feature fireplace design, fitted carpet, coved cornice to ceiling and stairs leading to first floor.

Kitchen: 12'8" x 7'9" (3.86m x 2.36m)  
Generous kitchen size with access and visual to the double glazed conservatory at rear. Comprises: tiled flooring, part tiled walls above work tops, base and eye level units, plumbing for washing machine, gas point for cooker, single glazed window and door facing onto conservatory.

Conservatory: 19'4" x 7' (5.9m x 2.13m)  
The conservatory is a great feature to the home and comprises impressive dimensions too. Tiled flooring, radiator heating and double glazed windows and French doors.

Bath/Shower Room: 10'11" x 7'9" (3.33m x 2.36m)  
An indulgent bath and separate shower room design providing impressive size and great spec with shower enclosure incorporating new electric shower, panelled bath, wc, wash hand basin complimented with tiled flooring, radiator heating, double glazed window, tiled walls and coved cornice to ceiling. Long vanity unit.

Landing:  
Access to first floor bedrooms.

Bedroom 1: 11'11" x 10'1" max (3.63m x 3.07m max)

Bedroom 1 rear facing with double glazed window, fitted carpet and built-in wardrobe.

Bedroom 2: 12'11" x 7'4" max (3.94m x 2.24m max)  
Bedroom 2 front facing with double glazed window, Radiator. storage cupboards plus cupboard housing combi style boiler. Access to usable loft space.

Bedroom 3: 10'6" x 7'5" (3.2m x 2.26m)  
Bedroom 3 rear facing with double glazed window, radiator heating and fitted carpet.

Front Exterior:  
Own driveway to garage providing off road parking. Front garden space providing potential for further parking.

Garage:  
Approached via own drive, up and over door access.

Rear and Side Garden:  
The garden is well established and widens significantly at the rear. Gated access from front.

