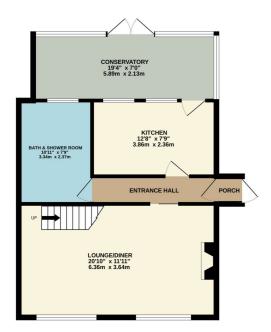
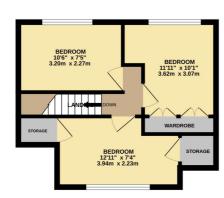
1ST FLOOR 337 sq.ft. (31.3 sq.m.) approx



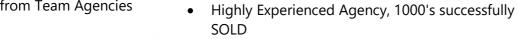


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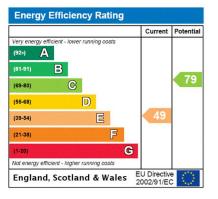
Accompanied Viewings

Excellent photography & Floorplans











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.

OHNCOTTIS



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





19 Kings Parade, King Street, Stanford-le-Hope, Essex, SS17 0HP 01375 676655 sales@johncottis.co.uk www.johncottis.co.uk

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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.









