



## Woodbrooke Way, Corringham

Offers Over £375,000



- A fantastic size three bedroom family home
- Located in the always popular area of "Old Corringham"
- Lovely size lounge/diner
- Stunning kitchen
- Ground floor wc
- Modern family bathroom
- Wonderful size rear garden
- Hot tub to remain
- Workshop with power and light
- Driveway parking for multiple vehicles



**\*JANUARY SALE GUIDE PRICE £375,000 - £425,000\***

**Spacious 3-bed family home in popular Old Corringham with lounge/diner, stunning kitchen, ground floor WC, and modern bathroom. Generous rear garden with hot tub and powered workshop. Driveway parking for multiple cars. Perfect for family living with a touch of wow!**

Enter the property via porch to front aspect. Entrance hall commences with stairs leading to first floor landing. Storage cupboard.

Lounge/dining room 25'6 x 11'7 feature boxed bay double glazed window to front. Colour washed wooden style flooring. Coved ceiling. Access is given to garden via French double glazed doors.

Kitchen 18'1 x 8'7 also gives external access to garden. An array of white high gloss wall and base mounted units with matching storage drawers. Complimentary worksurfaces housing sink drainer fitted with hot water/boiling tap. Integrated Dishwasher, washing machine, tumble dryer and fridge/freezer to remain. Electric hob, encased electric oven. Highly polished tiled flooring.

Access is given to ground floor cloakroom/wc.

First floor landing is home to three well proportioned bedrooms and family bathroom.

Bedroom one 12'2 x 11'4 double glazed window to front.

Bedroom two 12'5 x 10'6 double glazed window to rear.

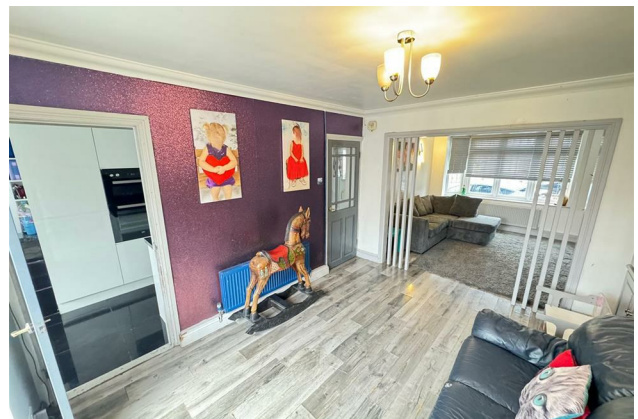
Bedroom three 7'4 x 5'9 double glazed window to front.

Family bathroom comprises white panel bath fitted with shower and shower/mixer tap. Wash hand basin and low level wc. Tiling to walls. Tiled flooring. Heated towel rail.

Externally the property has a good size rear garden. Hot tub to remain, outside water tap, and double side access gates. Decked seating and child's side/play area with summer house to remain.

Remaining garden has artificial lawn. Workshop 11'4 x 7'5 with power and light connected.

Driveway parking.



**Colubrid.co.uk**



#### THE SMALL PRINT:

Council Tax Band: D  
Local Authority: Thurrock

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.

