



## Calder, East Tilbury

Guide Price £325,000



- End of terrace position offering added privacy and a sense of space
- Bright and airy lounge — perfect for both relaxing and entertaining
- Kitchen/diner that truly feels like the heart of the home
- Handy utility area to keep the day-to-day clutter out of sight
- Sleek and modern ground floor W/C
- Stylish, fully tiled bathroom with a clean contemporary finish
- Recently replaced windows for improved comfort and efficiency
- Part-boarded loft — because extra storage always matters
- Garden designed for real living: patio, lawn & standout timber feature wall
- Moments from East Tilbury railway station — ideal for commuters



**Guide Price £325,000 - £350,000**

**If you've been searching for a home that balances space, style and everyday practicality — this beautifully presented three bedroom end of terrace along Calder could be exactly what you've been waiting for.**

From the moment you step inside, there's an immediate sense of warmth and flow. The spacious lounge is flooded with natural light and offers the perfect setting for cosy evenings in or hosting friends — a space that effortlessly adapts to your lifestyle.

To the rear, the kitchen/diner becomes the true heart of the home. Whether it's busy weekday mornings or relaxed weekend dinners, this is a space designed for real living. With direct access out to the garden, it seamlessly blends indoor and outdoor life. A separate utility area keeps everything tucked away, while the modern ground floor W/C adds that all-important convenience.

Upstairs, you'll find three well-proportioned bedrooms, offering flexibility for growing families, working from home or simply having that extra space everyone now values. The fully tiled bathroom has been finished in a clean, contemporary style — somewhere to unwind and reset at the end of the day.

Step outside and the garden continues to impress. A smart patio area is perfect for summer BBQs, leading onto a lawn ideal for children or pets, all framed by a striking timber feature wall that adds a modern, design-led touch.

The property also benefits from recently replaced windows throughout, improving both efficiency and comfort, along with a part-boarded loft providing that all-important extra storage space.

And when it comes to location, you're just a short distance from East Tilbury railway station, making commuting into London simple — giving you the best of both worlds: space to breathe, with the city within easy reach.

This is more than just a house — it's a home ready for its next chapter.

East Tilbury is a well-connected riverside village in Essex that offers a relaxed, community-driven lifestyle while remaining within easy reach of London. Known for its blend of character and convenience, the area provides a range of local amenities including shops, schools and green open spaces, making it particularly appealing to families and first-time buyers. Positioned along the Thames, residents can enjoy nearby riverside walks and a quieter pace of life, while still benefiting from direct rail links into the capital via East Tilbury railway station. With its balance of affordability, accessibility and village charm, East Tilbury continues to grow in popularity among those looking to step onto the property ladder or move out from busier urban locations without sacrificing connectivity.



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**THE SMALL PRINT:**

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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.

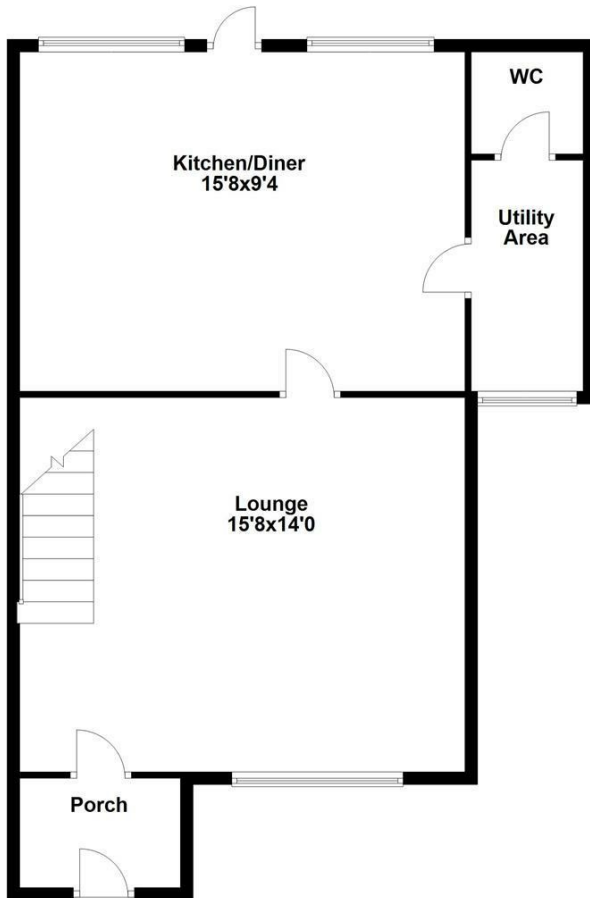
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including 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.



**Ground Floor**



**First Floor**

