



PRINCESS MARGARET ROAD

THINKING OF SELLING OR TRYING TO SELL?

- Family Firm Established since 1980
- Extensive Buyer Register
- All Homes Visibly Marketed from Team Agencies in Essex & LONDON
- Accompanied Viewings
- Excellent photography & Floorplans
- Highly Experienced Agency, 1000's successfully SOLD



SELL YOUR HOME WITH US >

SMALL ENOUGH TO CARE
BUT BIG ENOUGH TO SUCCEED
IN SELLING YOUR HOME



Princess Margaret Road, Linford, Essex, SS17 0QY Offers Over: £485,000

- Garage at rear
- Stones throw from C2C station
- Parking for 4-5 vehicles
- Ground floor WC
- 33' storage shed
- Fabulous "Wren" kitchen



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

Registered Proprietors Temp-Green LTD., Trading as John Cottis & Co. Registered in England No. 1534107
Registered Office: 21 Lodge Lane, Grays, Essex, RM17 5RY

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.

Village location within a stones throw of C2C mainline railway station. Very appealing family home featuring: ground floor wc, Wren fitted kitchen, 26'4" lounge/diner, 10'10" x 10'3" snug and garage at rear.

Entrance Porch:
Wood flooring. Double doors to entrance hall.

Entrance Hall: 13'6" x 6' (4.11m x 1.83m)
Radiator. Wood flooring. Stairs leading to first floor. Double doors to lounge, wc and access to kitchen.

WC: 6'7" x 3'6" (2m x 1.07m)
Porthole window to front. Double glazed window to rear. Radiator. Tiled flooring. Suite comprising: low flush wc and pedestal wash hand basin.

Lounge/Diner: 26'4" x 15'3" max (8.03m x 4.65m max)
Double glazed window to rear. Double glazed sliding patio doors to snug. Two radiators. Fitted carpet. Feature fireplace wall.

Snug: 10'10" x 10'3" (3.3m x 3.12m)
Double glazed windows and double glazed French doors to rear. Wood laminate flooring.

Kitchen/breakfast Room: 23'3" x 9'9" (7.09m x 2.97m)
Double glazed windows and double glazed French doors to rear. Radiator. Wood laminate flooring. Bespoke Wren fitted kitchen with integrated full height fridge and freezer. Integrated dishwasher, 5 ring gas hob and integrated double oven.

Landing: 8'11" max x 9'10" (2.72m max x 3m)
Double glazed window to side. Fitted carpet. Built-in cupboard with hot water tank. Access to loft space Worcester Bosch boiler (installed by British gas 2024).

Bedroom 1: 14'2" x 11'8" (4.32m x 3.56m)
Double glazed window to front. Radiator. Fitted carpet. Range of "L" shaped built-in wardrobes and dressing area. Built-in dressing table/desk and built-in drawers.

Bedroom 2: 11'8" x 8'9" (3.56m x 2.67m)
Double glazed window to rear. Radiator. Fitted carpet. Built-in wardrobes to 1 wall. Built-in dressing table/desk space and built-in drawers.

Bedroom 3: 9'10" x 8'4" max (3m x 2.54m max)
Double glazed window to front. Radiator. Fitted carpet.

Bathroom: 9'10" x 5'2" (3m x 1.57m)
Double glazed window to rear. Heated towel rail radiator. Tiled flooring. 4 piece suite comprising: Spa style bath, walk-in shower cubicle, wc with concealed cistern and wash hand basin with mixer tap inset to storage.

Rear Garden:
Extended patio area for entertaining. Remainder laid to lawn. Flower and shrubs to borders. Doors to side storage of approx 33'. Gate giving access to rear.

Garage:
Located at the rear of the property, with up and over door access to vehicular area at rear. Personal door and double glazed window to side.

Front Garden:
Very neatly landscaped and provides parking for 4 to 5 vehicles.

