



Roach, East Tilbury

Guide Price £425,000



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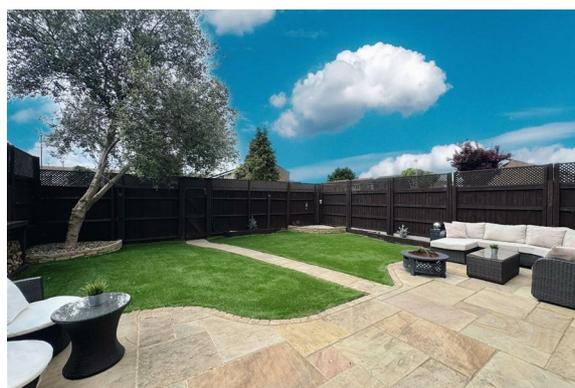
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- Five generously sized bedrooms across two floors, providing versatile accommodation for growing families or guests.
- Double-storey side extension, enhancing the living space and maximising every corner of the home.
- Spacious lounge designed for comfort and relaxation, ideal for cosy nights in or entertaining friends and family.
- Delightful dining room, perfect for family meals, dinner parties, or casual social gatherings.
- Versatile office or playroom, offering a quiet workspace, study area, or creative zone for children.
- Modern, well-equipped kitchen, thoughtfully designed for functionality and social cooking experiences.
- Master bedroom with en-suite shower room, providing privacy and convenience for homeowners.
- Family bathroom featuring a luxurious jacuzzi bath, perfect for unwinding after a long day.
- Rear garden with low-maintenance artificial grass, ideal for outdoor entertaining, alfresco dining, or family activities.
- Garage in a secure rear block, offering additional storage or safe parking for vehicles.



Space, style and a splash of wow – welcome to Roach, East Tilbury!

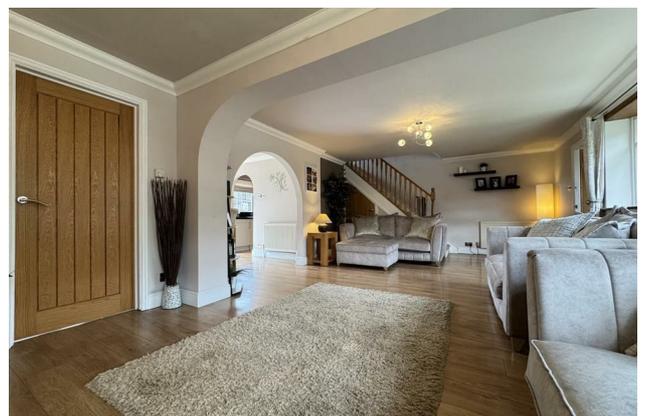
This superb end-terrace home is a real showstopper, featuring a double-storey side extension that transforms five generously sized bedrooms into the ultimate family sanctuary. If you love room to grow, entertain, and just breathe, this one is for you.

Situated on a walkway position, step inside and the ground floor immediately impresses: a spacious lounge perfect for cosy movie nights, a delightful dining room for everything from Sunday roasts to dinner parties, and a versatile office or playroom that doubles as your quiet escape or kids' creative corner. The modern kitchen is functional, stylish, and ready for your next culinary masterpiece. Thanks to the clever side extension, every corner of this home is maximised for comfort and practicality.

Upstairs, you'll discover five well-proportioned bedrooms, each offering a tranquil retreat. The master suite comes complete with a sleek en-suite shower room, while the family bathroom boasts a luxurious jacuzzi bath – perfect for unwinding after a long day.

Outside, the property continues to impress with a rear garden featuring low-maintenance artificial grass, ideal for year-round entertaining, alfresco breakfasts, or simply enjoying some fresh air. A garage in a secure rear block provides additional storage or a safe space for your vehicle.

Whether you're setting down roots or scouting your next investment, this East Tilbury gem combines modern family living, generous space, and smart design in one irresistible package. This is a home that's ready to impress from the moment you step through the door.



THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/26-roach-tilbury-rm18-8rz/5074471>

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.

