



PIPIIT CLOSE
TOTAL FLOOR AREA: 1179 sq.ft. (109.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.



Pipit Close, East Tilbury, Essex, RM18 8FL | Offers In Excess Of: £450,000

- 2017 built - EPC rated B
- En suite to master
- Utility Room
- Ground floor wc
- 4/5 bedrooms
- Stones throw from C2C station



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

2017 built EPC rated B 4/5 bedroom Semi-Detached home approaching 1200 sq ft. Features; utility room, g/f wc, en suite and fabulous kitchen/diner of 19'6" x 9'8". Within 0.5 mile of C2C station.

Entrance Hall: 13'4" x 4'6" > 8'6" (4.06m x 1.37m > 2.6m)
Radiator. Wood laminate flooring. Via double glazed entrance door. Stairs leading to first floor. Doors to lounge, office bedroom 5 and kitchen/diner.

Lounge: 15'2" max x 10'9" (4.62m max x 3.28m)
Double glazed half bay window to front. Radiator. Wood laminate flooring.

Kitchen/Diner: 19'6" x 9'8" (5.94m x 2.95m)
Double glazed window to rear. Double glazed french doors to rear. Radiator. Amtico luxury vinyl tiled flooring. Range of base and eye level units with roll top work surfaces, inset one and one quarter bowl sink drainer unit with mixer tap, integrated dishwasher, electric fan oven and 4 ring gas hob . Door to:

Utility Room: 6'2" x 5'1" (1.88m x 1.55m)
Double glazed door to rear. Amtico luxury vinyl tiled flooring. Base and eye level units, work surfaces, one and one quarter bowl sink drainer unit with mixer tap, integrated dishwasher, work surfaces, wall mounted combi boiler, space and plumbing for washing machine and tumble dryer. Door to:

WC: 6'2" x 4'6" (1.88m x 1.37m)
Radiator. Vinyl flooring. Two piece suite comprising: Low flush wc and pedestal wash hand basin.

Office/Bedroom 5: 10'1" x 9'7" (3.07m x 2.92m)
Double glazed window to front. Radiator. Wood laminate flooring.

Landing:
Fitted carpet. Access to insulated and boarded loft with ladder. Doors to:

Bedroom 1: 11'6" x 11'8" (3.5m x 3.56m)

Double glazed window to rear. Radiator. Fitted carpet. Door to:
En suite: 6'10" max x 5'6" (2.08m max x 1.68m)
Double glazed window to rear. Radiator. Vinyl flooring. Three piece suite comprising: Pedestal wash hand basin, low flush wc and walk-in shower cubicle.
Bedroom 2: 11'8" x 8'10" > 12'10" (3.56m x 2.7m > 3.9m)
Double glazed window to front. Radiator. Fitted carpet.

Bedroom 3: 9'7" x 9'7" (2.92m x 2.92m)
Double glazed window to front. Radiator. Fitted carpet.

Bedroom 4: 8'3" x 7'1" (2.51m x 2.16m)
Double glazed window to front. Radiator. Fitted carpet.

Bathroom: 8'3" x 6'9" (2.51m x 2.06m)
Double glazed window to rear. Radiator. Vinyl flooring. Three piece suite comprising: Panelled bath, low flush wc and pedestal wash hand basin.

Rear Garden: 44' (13.4) deep x 34' (10.36) wide
Commencing patio area. Remainder laid to lawn and timber built shed.

Front Garden:
Lawned and driveway for 2 cars.

