



**Thomas Bata Avenue, East Tilbury,**

£1,800 Per Month



- Three reception rooms = ultimate flex living
- Wrap-around garden perfect for entertaining or escaping
- Direct train access to London Fenchurch Street
- Immediate availability—move in now, not later
- Spacious three-bedroom layout with great proportions
- Modern shower room with clean, stylish finish
- Off-street parking for stress-free arrivals
- Located within St Cleres School catchment
- Semi-detached = more privacy, more peace
- East Tilbury charm with commuter convenience



## **Spacious three-bedroom semi in East Tilbury with huge wraparound garden, near station links to London, great schools, multiple receptions, parking, and ready to rent immediately now for you.**

Welcome to your next chapter on Thomas Bata Avenue... where space, style, and a sprinkle of main-character energy collide.

If homes had personalities, this one would be the effortlessly cool friend who hosts the best gatherings, always has snacks, and somehow still catches the train on time. Positioned just moments from East Tilbury station (hello, direct links to London Fenchurch Street), this three-bedroom semi-detached gem is ready for immediate move-in—no waiting, no wishing, just living.

Step inside and you're greeted by not one, not two, but THREE reception rooms. That's right—triple the space, triple the possibilities. Home office? Cinema room? Dining area? Yoga studio you swear you'll use? Go wild.

The kitchen sits ready for everything from gourmet experiments to late-night takeaway plating (we don't judge). Upstairs, three generously sized bedrooms offer calm, comfort, and enough room to actually breathe—a rare luxury. The modern shower room keeps things sleek and stress-free.

And then... the garden. A glorious wrap-around outdoor space that practically begs for summer BBQs, morning coffees, and dramatic slow-motion walks like you're in a lifestyle ad.

Practical perks? Covered. Off-street parking keeps things easy, while the garage—mysteriously off-limits—adds just a touch of intrigue (or excellent storage... for the landlord).

Families will love the St Cleres School catchment, commuters will love the train links, and everyone will love the vibe.



**THE SMALL PRINT:**

Material Information: <https://reports.sprift.com/property-report/192-caspian-way-purfleet-on-thames-rm19-1lf/5258997>

**Tenancy Fees**

Holding Deposit: 1 week's rent to say "we like you."

**Security Deposit:**

Under £50k/year - 5 weeks' rent

£50k+ - 6 weeks' rent

Covers damages or "oops" moments.

**Other Fees:**

Lost keys/lock replacement: full cost + £15/hr admin

Contract change/tenancy tweak: £50

Late rent: 3% interest above base rate

Property Management - All properties managed by Property Stop, not us. More info: [www.property-stop.com](http://www.property-stop.com).

Tenant Protection - Managed by Property Stop. Client Money Protection (CMP) included.

Colubrid is in The Property Ombudsman Redress Scheme—rules are followed, you're protected.



