



Arun, East Tilbury

Guide Price £325,000



- A fantastic size three/four bedroom family home
- Excellent size living space throughout including a large side extension
- Lovely size lounge
- Large ground floor bedroom or sitting room
- Great size kitchen/diner
- Family bathroom
- Three first floor bedrooms
- Wonderful size rear garden
- Glorious views over greensward to the front
- Garage located to the rear with parking



GUIDE PRICE £325,000 - £375,000

**Three/four-bed family haven with glorious greensward views!
Huge kitchen/diner, lounge, flexible ground-floor bedroom, rear garden, garage plus parking. East Tilbury station nearby—space, style, and location all in one. Snap it up!**

Nestled in the charming area of Arun, East Tilbury, this house presents an exceptional opportunity for families seeking a spacious and versatile home. Boasting three or four well-proportioned bedrooms, this property is designed to accommodate the needs of modern family life.

Upon entering, you are welcomed by an inviting entrance porch that leads into a generous hallway. The lovely lounge offers a comfortable space for relaxation, while the large sitting room can easily serve as a ground floor bedroom, providing flexibility for your lifestyle. The heart of the home is undoubtedly the expansive kitchen/diner, perfect for family meals and entertaining friends.

The first floor features three additional bedrooms, ensuring ample space for everyone, along with a family bathroom that caters to daily needs. Outside, the property boasts a wonderful rear garden, ideal for children to play or for hosting summer gatherings. A garage is conveniently located at the rear, providing parking or additional storage options with additional parking in front.

One of the standout features of this home is the glorious views over the greensward to the front, offering a picturesque setting. Furthermore, the property is situated in a great location, with East Tilbury train station just a short distance away, making commuting a breeze.

This fantastic family home combines size, comfort, and a prime location, making it a must-see for those looking to settle in East Tilbury. Don't miss the chance to make this delightful property your own.



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THE SMALL PRINT:

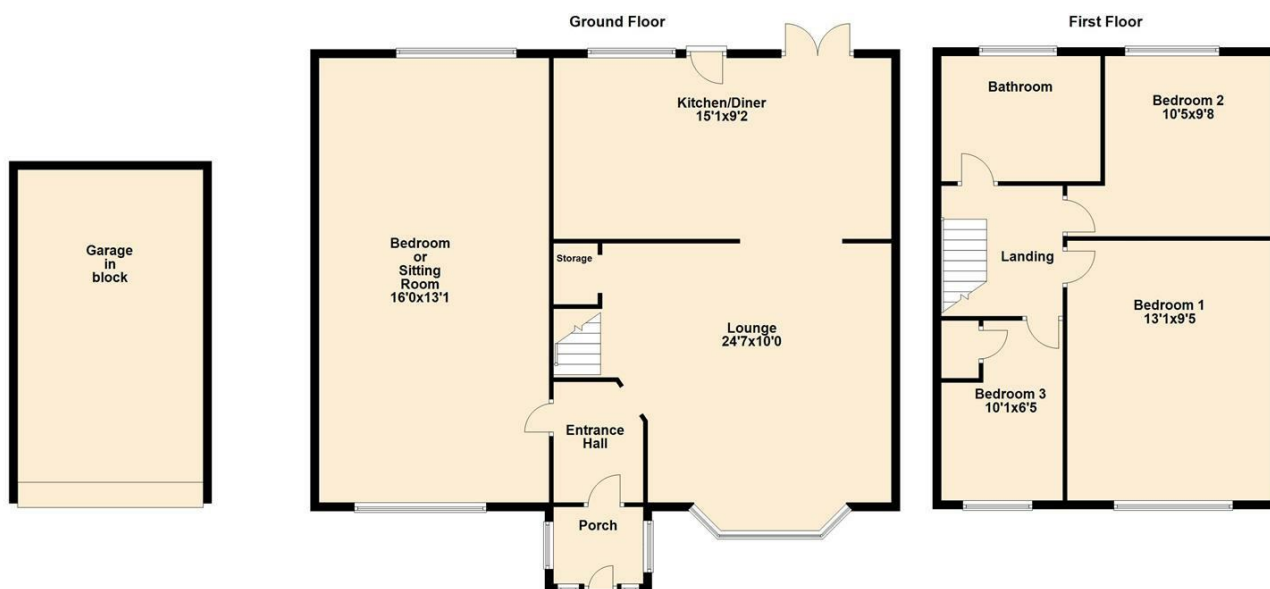
Council Tax Band: C
Local Authority: Thurrock
Worcester Bosch combination boiler

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.

AML Checks - Law says we must run one. £60 + 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.





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