



Coronation Avenue, East Tilbury

Guide Price £475,000



- Rare development opportunity – A substantial three-bedroom end-of-terrace family home occupying a generous corner plot with full planning permission already granted to construct an additional three-bedroom dwelling.
- Planning permission approved – Permission has been granted to build a second three-bedroom property with a similar footprint to the existing home, incorporating a versatile office/playroom in place of a garage.
- Excellent investment potential – An outstanding opportunity for developers, landlords or investors to create two valuable homes, with the flexibility to rent both, retain one and sell the other, or maximise future capital growth.
- Ideal for multi-generational living – Perfectly suited to families looking to live alongside relatives while maintaining independent homes, offering an increasingly sought-after lifestyle solution.
- Spacious family accommodation – The existing property offers well-proportioned living space including a welcoming entrance hallway, generous lounge, separate dining room, useful storage room, fitted kitchen and a contemporary family bathroom.
- Three generous bedrooms – Well-sized bedrooms provide comfortable accommodation for families, home workers or those requiring flexible living space.
- Superb corner plot – Occupying an impressive plot with excellent outside space, providing privacy, scope and exceptional development potential rarely found in residential locations.
- Garage, driveway and generous garden – Benefitting from off-street parking, a garage and a wonderful rear garden, ideal for family enjoyment and outdoor entertaining.
- Move-in ready with future potential – Beautifully presented throughout, allowing buyers to enjoy the existing home immediately while planning or progressing the approved development.



GUIDE PRICE £475,000 - £500,000.

A Rare and Unique Development Opportunity with Planning Permission Granted. Double the Opportunity. Double the Potential.

Rarely does an opportunity like this come to market. Whether you're a developer, investor or a family dreaming of living side-by-side with loved ones, this is one property that genuinely ticks every box.

Occupying an impressive corner plot, this beautifully presented three-bedroom end-of-terrace family home comes with the added bonus of planning permission already granted for the construction of a second three-bedroom property – making this a purchase with exciting possibilities from day one.

The existing home offers generous, well-balanced accommodation throughout, comprising a welcoming entrance hallway, a spacious lounge perfect for relaxing, a separate dining room ideal for entertaining, a handy storage room, a well-appointed kitchen, a stylish modern family bathroom and three excellent-sized bedrooms.

Outside, the property continues to impress with driveway parking, a garage and a fantastic rear garden, while the substantial corner plot is where the real magic happens.

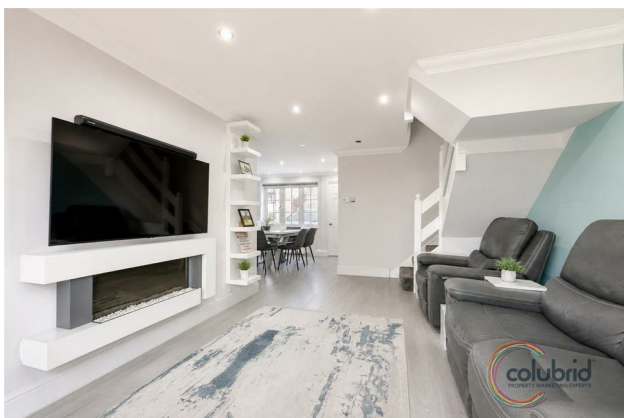
Planning permission has been approved for an attractive three-bedroom home to be built alongside the existing property, offering a very similar footprint but thoughtfully designed with a versatile office/playroom in place of the garage. The hard work has already been done – now it's time to unlock the potential.

The possibilities are endless. Build your dream multi-generational lifestyle with two homes side by side, create an outstanding development project, or build and benefit from two attractive rental properties. Alternatively, retain one as a long-term investment while selling the other to maximise your return.

Opportunities like this don't come along every day... and when they're gone, they're gone.

If you've been searching for a home with a little something extra, this could be the one that changes everything.

One home. Two plots. Endless possibilities.



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THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/73-coronation-avenue-tilbury-rm18-8sw/5454604>

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.

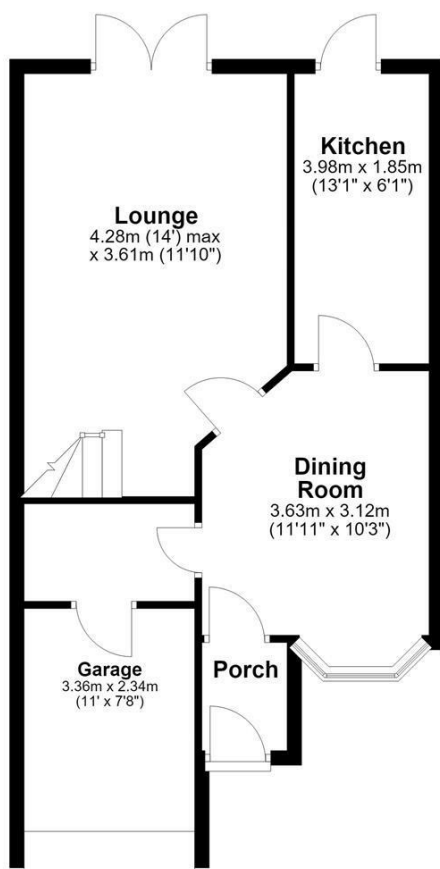
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

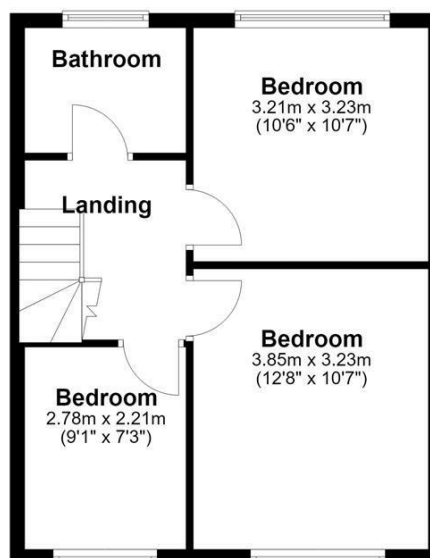
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.

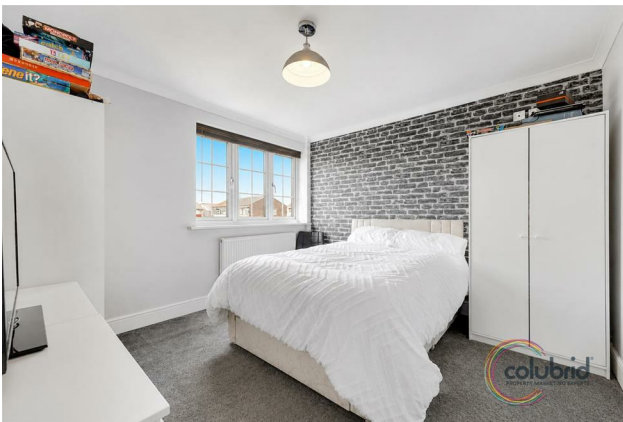


Ground Floor



First Floor





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