



Queen Elizabeth Drive Corringham SS17 7TG

- Four Double Bedrooms
- Upvc Double Glazed and Gas Central Heating
- Spacious Lounge/Diner 19'1 x 11'3
- Fitted Kitchen 12'7 x 8'3
- Annex Potential
- Potential to Extend / Convert Loft Space
- Two Shower Rooms
- 70' Rear Garden
- Off Road Parking Potential
- No Onward Chain



Connollys are pleased to offer to the market this spacious four bedroom house with annex potential and offering immense scope for extension and loft conversion. The property currently offers entrance hall, spacious lounge, fitted kitchen, double bedroom and shower room to the ground floor and three further double bedrooms and modern re-fitted shower room to the first floor. To the exterior there is a 70' approx. rear garden and large front garden with potential for adapting to provide off road parking for several vehicles. The property is solidly built with solid internal walls and is located close to schools and conveniently for Performers College for those looking for an investment property. Offered with no onward chain we strongly recommend an early appointment to view.

£385,000 Freehold

**"To view the full sales particulars,
please visit our website:
www.connollysestates.co.uk"**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C	70	
(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			

Entrance:

Via Upvc double glazed door.

Entrance Hall:

Smooth plastered ceiling. Radiator. Laminate wood flooring. Carpeted stairs to first floor.

Lounge/Diner:

19' 1" x 11' 3" (5.82m x 3.43m) Upvc double glazed window to front. Coving to textured ceiling. Radiator. Laminate wood flooring. Upvc double glazed french doors to rear garden.

Fitted Kitchen:

12' 7" x 8' 3" (3.84m x 2.51m) Upvc double glazed window to rear. Smooth plastered ceiling. Fitted in a modern range of beech effect base level units to two aspects with contrasting work surfaces over and inset stainless steel single drainer sink unit. Matching range of wall mounted units with stainless steel chimney extractor over ceramic hob with integrated oven below. Further appliance space with plumbing and space for dishwasher. Fully tiled walls to three aspects. Built in under stairs cupboard area. Vertical panel radiator. Tile effect laminate wood flooring. Door to:

Bedroom Four:

14' 4" x 10' 9" (4.37m x 3.28m) *This room and the en-suite have their own access from outside to front and rear and would make an ideal annex.*

The room comprises Upvc double glazed window and door to front. Coving to smooth plastered ceiling with inset spotlights. Fitted wardrobes to ones aspect with matching cupboards over bed area. Radiator. Ceramic tiled floor. Separate utility area with appliance space and plumbing for washing machine with work surface over. Door to:

En-Suite Wet Room:

Smooth plastered ceiling. Extractor fan. White suite comprises wash hand basin and low level WC, with shower area with mira shower. Fully tiled walls. Upvc double glazed door to rear.

Landing:

Spacious landing with seating area. Upvc double glazed window to rear. Access to loft space, housing combi boiler serving central heating and hot water systems. Radiator. Fitted carpet. Doors to accommodation.

Bedroom One:

14' 5" x 10' 5" (4.39m x 3.17m) Upvc double glazed window to front. Smooth plastered ceiling. Radiator. Over stairs storage cupboard. Fitted carpet.

Bedroom Two:

11' 2" x 10' 6" (3.40m x 3.20m) Upvc double glazed window to front. Smooth plastered ceiling. Radiator. Over stairs storage cupboard. Fitted carpet.

Bedroom Three:

11' 2" x 8' 4" (3.40m x 2.54m) Upvc double glazed window to rear. Smooth plastered ceiling. Two separate built in storage cupboards to different aspects. Radiator. Fitted carpet.

Shower Room:

8' 4" x 7' 9" (2.54m x 2.36m) Obscured Upvc double glazed window to rear. Coving to smooth plastered ceiling. Modern white suite comprises modern fully tiled oversize shower cubicle with mains shower, wash hand basin set in modern cupboard below and low level WC. Half tiled walls in modern ceramics. Chrome heated towel rail. Laminate wood flooring.

Rear Garden:

Approx. 70' in length and being commenced by block paved patio area. Remainder mostly laid to lawn with concrete pathway. Fenced boundaries.

Front Garden:

Laid to lawn. Possibility of providing off road parking if required (subject to local authority approval).

Council Tax:

Thurrock Council:

Band C - £1,542.32 (before any discount, if applicable.)

Disclaimer:

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors.

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

STPP equal to subject to planning permission.