



Hawthorne Road Corringham SS17 7TE

- Three Spacious Bedrooms
- Gas Central Heating and Double Glazing
- Lounge 20'9 x 11'6
- Fitted Kitchen 11'7 x 8'8
- Lean too Dining Area
- Modern Family Bathroom
- Approx 85' Rear Garden
- Potential for off street parking
- No Onward Chain
- Close Proximity to Corringham Town Centre



Offering no onward chain is this three bedroom family home which is conveniently positioned for Corringham town centre with its shops, leisure centre and park. This family home is a great first time buyer or investment opportunity offering spacious accommodation and heaps of potential for extension or reconfiguring and offering an impressive 85' rear garden.

£400,000 Freehold

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			73

England, Scotland & Wales

EU Directive 2002/91/EC

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This spacious house provides comfort and functionality throughout and to the ground floor, you'll find entrance hall, lounge with feature fireplace, fitted kitchen with base and wall mounted units and featuring electric oven and gas hob with further appliance space. To the flank of property there is a large dining area with door to utility room/ shed, both with potential for further development and doors to front and rear gardens and the ground floor wc completes the ground floor accommodation.

The first floor comprises of spacious landing area with access to large loft area with potential for conversion, as many have already done in the area, and with three good sized bedrooms which all have the added benefit of fitted wardrobes and modern bathroom with white suite and separate walk in shower.

The impressive rear garden is approximately 85' in length with patio area and large lawn and is ideal for the family or entertaining friends on those balmy summer evenings with its westerly aspect rear garden ensuring the evening sun. The front garden is block paved and offers potential for off road parking.

Entrance:

Via Upvc double glazed door to:

Entrance Hall:

Stairs to first floor. Door to:

Kitchen:

Built in gas and hob electric cooker. Wood trim units.

Lean To:

12' 4" x 9' 7" (3.76m x 2.92m) With polycarbonate roof.

Lounge/Diner:

20' 9" x 11' 6" (6.32m x 3.51m). Patio doors to rear garden.

Landing:

Spacious recess with window and spacious built in cupboard.

Bedroom One:

13' 0" x 10' 6" (3.96m x 3.20m) (and wardrobes).

Bedroom Two:

11' 10" x 9' 5" (3.61m x 2.87m). Built in wardrobes to one aspect.

Bedroom Three:

10' 0" x 8' 4" (3.05m x 2.54m) (and door recess). Built in cupboard.

Modern Bathroom/WC:

Fully tiled modern white suite comprises walk in electric shower, vanity wash hand basin. Low level WC. Ceramic tiled flooring.

Rear Garden:

Paved patio and lawn. Approx 85' in length.

Council Tax:

Thurrock Council

Band C £1,813.92 per annum (Before discounts, if applicable)

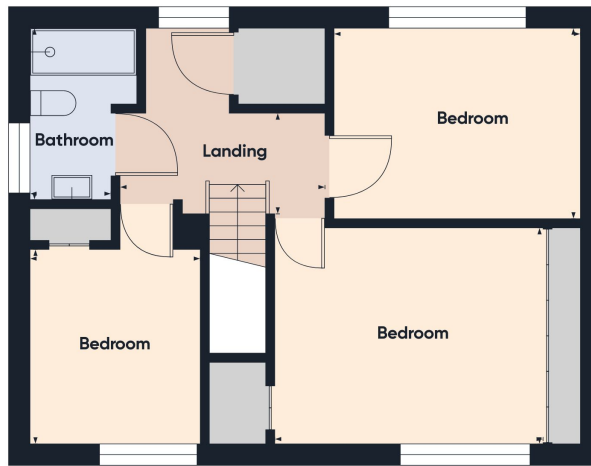
Disclaimer:

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers/tenants arrange for a qualified person to check all appliances/services before legal commitment.



Floor 0

Approximate total area⁽¹⁾
 1063.26 ft²
 98.78 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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