



## Thames Crescent Corringham SS17 9DU

- Four Bedrooms
- Upvc Double Glazed
- Gas Central Heating
- Reception One 20'8 x 11'11
- Reception Two 18'6 x 12'6
- Ground Floor Shower Room/WC
- L-Shaped Kitchen/Diner 18'7 x 15'6
- Separate Utility Room
- Family Bathroom
- Block Paved Driveway



Connollys are please to offer for sale this extended four/five bedroom semi detached chalet. The property benefits from having two reception rooms downstairs where one could be used as the fifth bedroom. There is a L shaped kitchen diner and separate utility room. Also features a ground floor shower room and an upstairs bathroom. Viewing is highly recommended to really appreciate what this property has to offer.

# £475,000 Freehold

**"To view the full sales particulars,  
please visit our website:  
[www.connollysestates.co.uk](http://www.connollysestates.co.uk)"**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
	71	80

England, Scotland & Wales

EU Directive 2002/91/EC

### Reception Hallway:

Upvc double glazed door and window to front. Stairs to first floor. Two radiators. Wood effect flooring.

### Reception One:

20' 8" x 11' 11" (6.30m x 3.63m)(Reducing to 9'10") Double glazed bay style window to front. Coved ceiling. Two radiators. Wood effect flooring.

### Reception Two:

18' 6" x 12' 6" (5.64m x 3.81m) French door to rear. Coved ceiling. Two radiators. Wood effect flooring.

### L'Shaped Kitchen/Diner:

18' 7" x 15' 6" (5.66m x 4.72m) Double glazed french door to rear. Coved ceiling. Wall and base units. Rolled edge worktops. One and a half bowl sink drainer unit with mixer tap, tiled splash back. Space for appliances. Radiator. Tiled flooring.

### Utility:

Wall and base units with rolled edge worktop. Space for appliances and plumbing for washing machine.

### Shower Room/WC:

6' 7" x 5' 2" (2.01m x 1.57m) Obscured double glazed window to side aspect. Coved ceiling. Corner shower cubicle with shower, wash hand basin with mixer tap. Low level Wc. Towel radiator. Part tiled walls and tiled floor.

### Landing:

Storage cupboard. Door to:

### Bedroom One:

16' 0" x 9' 1" (4.88m x 2.77m) Coved ceiling. Two double glazed windows to front aspect. Two radiators.

### Bedroom Two:

9' 8" x 9' 0" (2.95m x 2.74m) Double glazed window to rear aspect. Storage cupboard. Radiator.

### Bedroom Three:

14' 4" x 8' 1" (4.37m x 2.46m) Coved ceiling. Double glazed window to rear aspect. Storage cupboard. Radiator.

### Bedroom Four:

14' 5" x 8' 4" (4.39m x 2.54m) Double glazed window to rear aspect. Radiator.

### Bathroom:

11' 0" x 6' 8" (3.35m x 2.03m)(Max) Obscured double glazed window to front aspect. Tiled panelled bath with mixer tap. Pedestal wash hand basin with mixer tap. Low level Wc. Towel radiator. Part tiled walls and tiled floor.

### **Rear Garden:**

Paved patio area with artificial grass area.

### **Front Garden:**

Block paved providing off street parking.

### **Council Tax:**

Thurrock Council:

Band D - £1,735.11 (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.

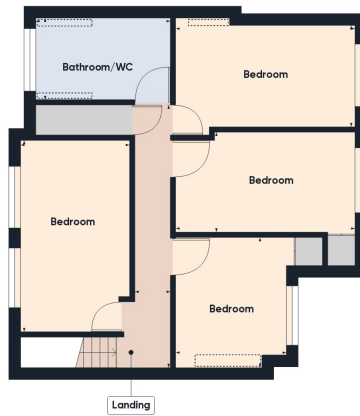
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1600.13 ft<sup>2</sup>  
148.66 m<sup>2</sup>

**Reduced headroom**

21.53 ft<sup>2</sup>  
2 m<sup>2</sup>

(1) Excluding balconies and terraces

⌚ Reduced headroom  
(below 1.5m/4.92ft)

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

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