



Brindles Close Linford SS17 0RS

- Gas Central Heating
- Upvc Double Glazed
- Three Goodsize Bedrooms
- Ground Floor Wc
- Lounge
- Fitted Kitchen/Diner
- Sunny Aspect Rear Garden
- garage Within Plot to Front
- 0.14 Miles to East Tilbury Rail Station
- St Cleres Secondary School Catchment Area



It is without hesitation that we strongly recommend an early appointment to view this delightful three bedroom staggered terrace house which is situated in a quiet cul de sac location within the sought after village of Linford and with 0.14 miles of mainline station to Fenchurch Street and easy access to major roads so is ideal for commuters needing to get to London. Additionally this spacious home is located within the catchment area for the sought after St Cleres Secondary school, whilst the local primary school is within easy reach. The property is well presented throughout by the current owner with a sunny aspect rear garden which offers two seating areas to make the most of the sunny days.

£375,000 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		88
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

It is without hesitation that we strongly recommend an early appointment to view this delightful three bedroom staggered terrace house which is situated in a quiet cul de sac location within the prime locale of Linford village and with 0.14 miles of mainline station to Fenchurch Street and easy access to major roads so is ideal for commuters needing to get to London. Additionally this spacious home is located within the catchment area for the sought after St Cleres Secondary school, whilst the local primary school is within easy reach. The property is well presented throughout by the current owner with a sunny aspect rear garden which offers two seating areas to make the most of the sunny days.

This property ensures not just a house but a lifestyle choice for you and your family, making it ideal for you new home. This well presented and spacious house is entered via a feature composite door to entrance hall with modern laminate wood flooring and stairs rising to the first floor. Doors from the entrance hall to the lounge, kitchen/diner and to ground floor wc which is part tiled in modern ceramics with modern laminate wood flooring with modern white suite comprising low level wc and wash hand basin. The warmly lit lounge offers a feature fireplace with the promise of cozy evenings and has upvc double glazed doors opening out to the rear garden. The kitchen diner is fitted in a range of quality solid walnut base, wall mounted and full height units with contrasting work surfaces and inset coloured sink unit. Full range of Bosch integrated appliances including double oven, ceramic induction hob with stainless steel extractor over, to enhance your culinary journey and with further integrated dishwasher, fridge/freezer and washing machine with tiled splash backs and ceramic tiled floor.

The first floor landing unfurls to three spacious light filled bedrooms with the master bedroom and third bedroom offering a full range of furniture to include wardrobes, cupboards, desk/vanity unit with drawers below and bedside units. The bathroom has two walls fully tiled with ceramic tiled floor and suite comprising panelled bath with mains shower, pedestal wash hand basin and low level wc. There is also a spacious over stairs cupboard as you enter the room.

The rear garden offers a lovely space for buyers who want the sunshine with a paved patio/seating area accessed via upvc double glazed double doors and a second shingled seating area, with pergola, for avoiding the direct sun but enjoying the garden and, with rear access to the garage. The remainder of the rear garden is mostly lawned with well tended mature flower and shrub borders and fenced boundaries. The front garden is mostly laid to lawn and could be paved to provide off road parking if required.

Entrance Hall:

Spacious Lounge:

16' 7" x 12' 4" (5.05m x 3.76m)

Fitted Kitchen/Diner:

13' 7" x 10' 3" (4.14m x 3.12m)

Landing:

Master Bedroom:

12' 5" x 9' 8" (3.78m x 2.95m)

Bedroom Two:

11' 8" x 10' 6" (3.56m x 3.20m)

Bedroom Three:

9' 1" x 6' 8" (2.77m x 2.03m)

Bathroom/Wc:

Rear Garden:

45' (13.72m) approx

Front Garden:

Garage:

Within plot with access from rear.

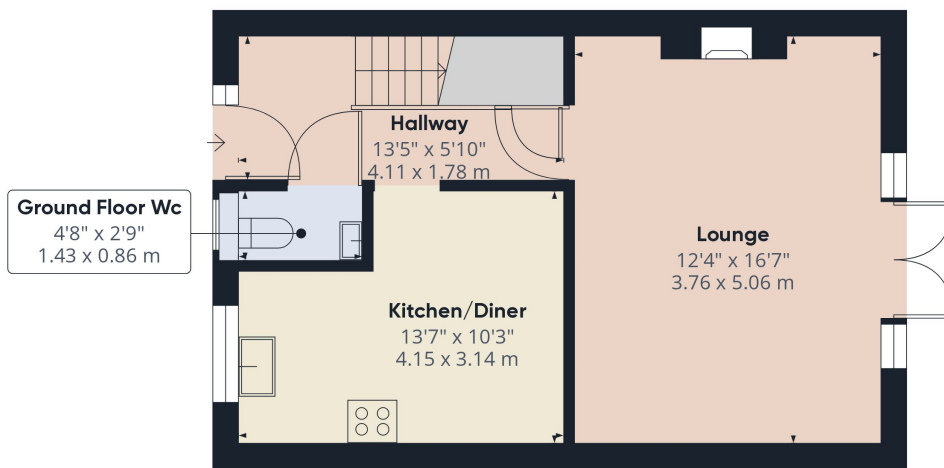
Council Tax:

Thurrock Council

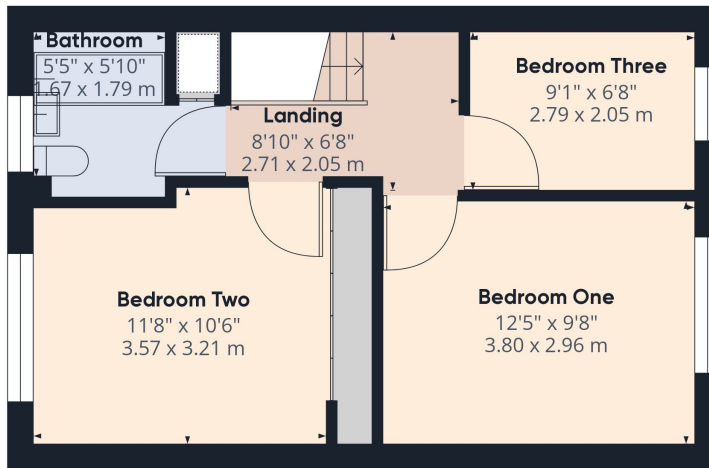
Band C (£1813.92 per annum)

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



Floor 1

Approximate total area⁽¹⁾
820.1 ft²
76.19 m²

(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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