



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



Guide Price: £375,000 - £400,000

We 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 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.

£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+)		84
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	70	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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The property currently offers entrance hall, spacious lounge/diner with laminate wood flooring and Upvc double glazed doors opening to rear garden, modern fitted kitchen with quality integrated oven, hob and chimney extractor, with fully tiled walls to three aspects and laminate wood flooring, double bedroom with fitted wardrobes and utility area with separate front door and fully tiled shower room to the ground floor. There is a large landing with potential to make an extra room with three further double bedrooms and modern re-fitted shower room with walk in shower cubicle, modern vanity wash hand basin and low level wc to the first floor. To the exterior there is a 70' approx. rear garden with a sunny aspect and large front garden with potential for adapting to provide off road parking for several vehicles.

Entrance Hall:

Spacious Lounge/Diner:

19' 1" x 11' 3" (5.82m x 3.43m)

Modern Fitted Kitchen:

12' 7" x 8' 3" (3.84m x 2.51m) with quality integrated oven, hob and extractor fan.

Ground Floor Bedroom

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.

En-Suite Wet Room:

Fully tiled with shower, wash hand basin and low level wc.

Spacious Landing:

Bedroom One:

14' 5" x 10' 5" (4.39m x 3.17m)

Bedroom Two:

11' 2" x 10' 6" (3.40m x 3.20m)

Bedroom Three:

11' 2" x 8' 4" (3.40m x 2.54m)

Shower Room/wc

8' 3" x 7' 8" (2.51m x 2.34m) modern re-fitted walk in shower, vanity wash hand basin and low level wc

Rear Garden:

Approx. 70' in length

Front Garden:

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

Council Tax:

Thurrock Council:

Band C - £1,813.92 (before any discount, if applicable.)(2024/2025)

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.

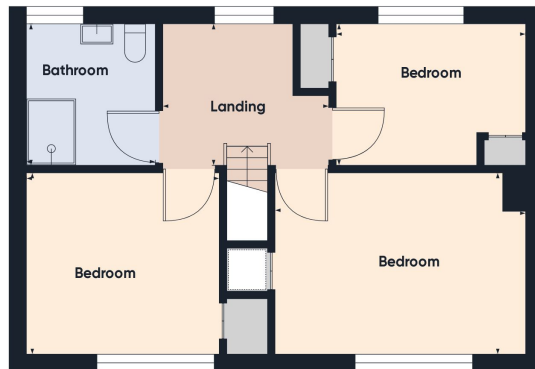
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal 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⁽¹⁾

1030.3 ft²


95.72 m²

Reduced headroom

28.78 ft²

2.67 m²

(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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