



## Laburnum Drive Corringham SS17 7QF

- Three/Four Bedrooms
- Gas Central Heating
- Upvc Double Glazed
- Ground Floor Bedroom/Office
- Fitted Kitchen
- Ground Floor WC
- Spacious Lounge
- Family Bathroom/WC
- Approx 90' Rear Garden
- Off Street Parking



Connollys are pleased to offer for sale this three/four bedroom semi-detached house. The property has an advantage of benefitting from a ground floor Wc and ground floor bedroom/study. Upstairs features three good sized bedrooms and family bathroom. The property also benefits gas central heating, Upvc double glazed widows and approx 90' rear garden and off street parking provided to front. An early viewing is advised to avoid disappointment.

# £460,000 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+)	A		
(81-91)	B		89
(69-80)	C	75	
(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			

**Lounge:**

18' 6" x 11' 11" (5.64m x 3.63m)

**Kitchen:**

10' 0" x 7' 6" (3.05m x 2.29m)

**Ground Floor WC:****Ground Floor Bedroom/Study:**

7' 5" x 6' 7" (2.26m x 2.01m)

**Bedroom One:**

15' 0" x 9' 11" (4.57m x 3.02m)

**Bedroom Two:**

12' 0" x 8' 3" (3.66m x 2.51m)

**Bedroom Three:**

12' 9" x 6' 9" (3.89m x 2.06m)

**Rear Garden:**

Approximately 90'.

**Front Garden:**

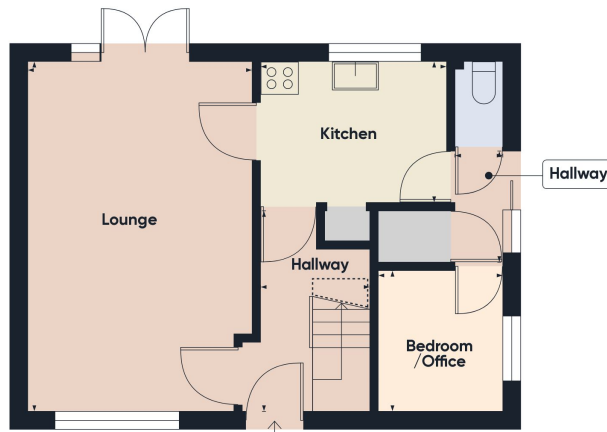
Provides off street parking.

**Council Tax:**

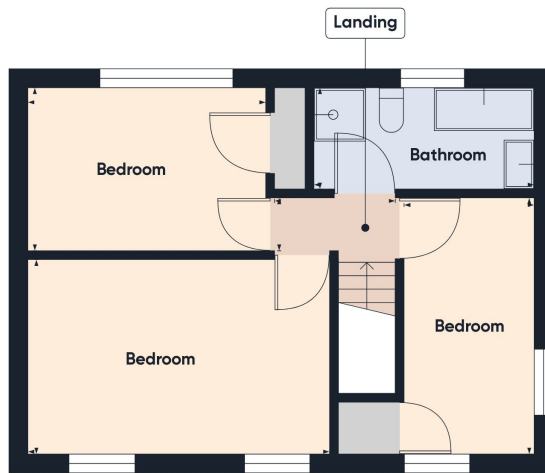
Thurrock Council: Band C - £1,813.92 (before any discount, if applicable)

**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



Floor 1

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

882.53 ft<sup>2</sup>

81.99 m<sup>2</sup>

**Reduced headroom**

11 ft<sup>2</sup>

1.02 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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