

stuart
thomas



- THREE BEDROOMS
- USEFUL GROUND FLOOR WORK SPACE
- GROUND FLOOR WET ROOM
- CONSERVATORY

55 Fielding Avenue, Tilbury, Essex, RM18 8HN

£279,995

ENJOY THE VIEW! Do you need SPACE TO WORK FROM HOME? Come along and take a look at this SUPERB FAMILY HOME with the ADDED BENEFIT of a GOOD SIZE GROUND FLOOR WORK SPACE with a WET ROOM. The KITCHEN is a GOOD SIZE and OPEN PLAN to the DINING AREA which in turn is OPEN PLAN to the Lounge. There is a CONSERVATORY too!



Property Description

ENTRANCE HALL

Double glazed entrance door leads to the entrance hall. Obscure double glazed window to the side. Coving. Wood effect tiled flooring. Doors lead to the Work space and Lounge.

WET ROOM

With a low level wc and wash hand basin. Shower. Obscure double glazed window to the side. Electric shaver socket. Extractor fan. Fully tiled to all visible walls and floor.

LOUNGE

15' 7" x 14' 8" (4.75m x 4.47m) This very attractive room has a double glazed bay window to the front aspect overlooking the park. Stairs to the first floor with a cupboard under. Dado rail. Coving. Wood effect flooring.

RECEPTION 2/STUDY

13' 8 plus recess" x 8' (4.17m x 2.44m) Double glazed window to the front overlooking the park. Inset ceiling spotlights. Two radiators. Wood effect gloss flooring.

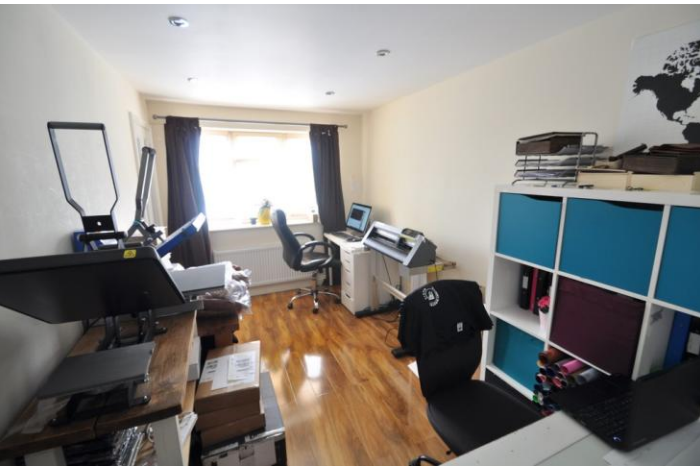
KITCHEN/DINER

23' 10" x 8' 7" (7.26m x 2.62m) This good size fitted kitchen has a range of units at eye and base level with ample work surfaces over. Single drainer sink unit with a mixer tap over. Space and plumbing for a washing machine. Ceramic hob and a built under oven. Extractor cooker hood. Double glazed door and a double glazed window overlooking the garden. Wall mounted gas fired central heating boiler. Built in storage cupboard. Tiled flooring. Coving.

CONSERVATORY

12' x 8' 5" (3.66m x 2.57m) Off the dining area with twin





double glazed french doors leading to the rear garden.
Double radiator. Tiled floor.

LANDING

Access to the loft. Coving. Display niche.

BEDROOM ONE

12' 8" x 8' 3" (3.86m x 2.51m) Double glazed window to the front overlooking the park. Radiator. Coving. Dado rail.

BEDROOM TWO

11' 9" x 7' 3" (3.58m x 2.21m) Double glazed window to the rear. Radiator. Coving. Dado rail.

BEDROOM THREE

7' 9" x 6' 1" (2.36m x 1.85m) Double glazed window to the front overlooking the park. Dado rail. Radiator. Coving.

BATHROOM

With a 3 piece suite comprising a low level wc pedestal wash hand basin and panelled bath with a mixer tap and shower attachment. Shower screen. Double glazed obscure window to the rear. Heated towel rail. Fully tiled to all visible walls and floor.

FRONT GARDEN

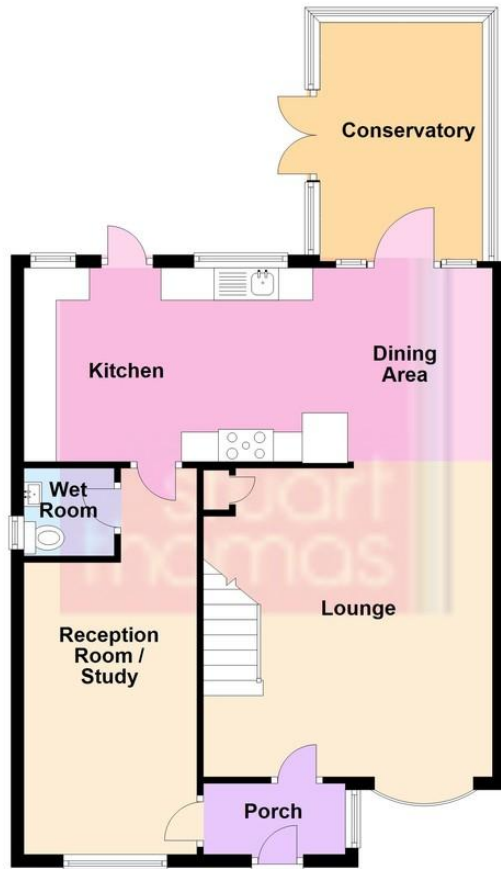
Fencing to the boundaries with established shrub and flower borders.

REAR GARDEN

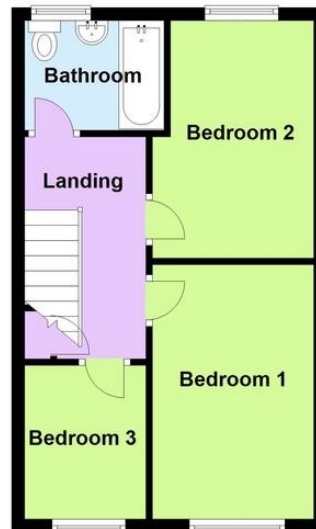
With a paved patio and screen fencing to the boundaries. Shrub borders. Outside lighting. Storage shed to remain. Further storage shed to the side of the property.



Ground Floor

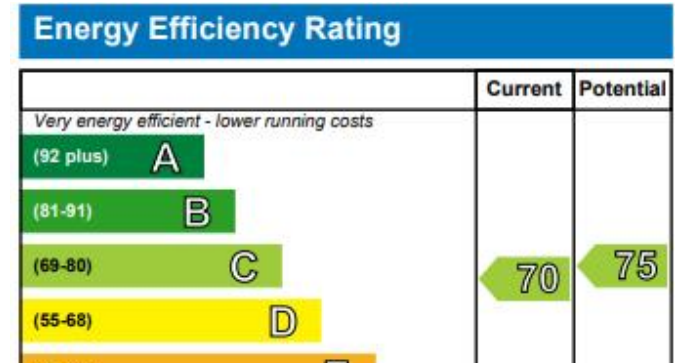


First Floor



OFF STREET PARKING

Block paved driveway to the front providing off street parking for one vehicle.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements