



## Sydney Road, Tilbury

**£425,000**

**SOLD**

Ali & Co are delighted to present to the market this SPACIOUS FIVE BEDROOM Family home In TILBURY CHAIN FREE , Walking distance to Tilbury Town Station, close to local amenities and Schools.

Ample Parking | CHAIN FREE | Close to schools | Close To Station | Close to Town Centre | Driveway | Extended | Fantastic Location | Five Bedroom |

**01375 806786**

hello@aliandcoproperty.co.uk

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PROPERTY SERVICES



## FANTASTIC FIVE BEDROOM FAMILY HOME

Ali & Co are delighted to present to the market this SPACIOUS FIVE BEDROOM Family home In TILBURY CHAIN FREE , Walking distance to Tilbury Town Station, close to local amenities and Schools.

**LOCATION:** Ideally located, this Five bedroom home is close to local amenities, schools, and transport links. Tilbury Town Station is just 0.3 miles away, offering convenient links to London Fenchurch Street via the C2C line2. Tilbury Ferry Terminal is also nearby, at 0.7 miles.

**ACCOMODATION:** This Fantastic Five bedroom property offers versatile living , The Ground floor has been extended providing 2 bedrooms and a modern bathroom with shower , The property has a separate modern kitchen, a generous Living dinning room, Upstairs you will find another Three double bedrooms and Modern family Bathroom .

**EXTERNALLY:** The property has ample parking and a good size Garden.

Internal viewings Highly recommend, please call the office today on 01375 806786 to arrange your viewing.

Council Tax Band: B  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains

### Bedroom 1

w: 3.4m x l: 4.97m (w: 11' 2" x l: 16' 4")

### Bedroom 2

w: 4.97m x l: 5.25m (w: 16' 4" x l: 17' 3")

### Bedroom 3

w: 3.45m x l: 4.31m (w: 11' 4" x l: 14' 2")

### Bedroom 4

w: 3.19m x l: 3.45m (w: 10' 6" x l: 11' 4")

### Bedroom 5

w: 2.44m x l: 3.2m (w: 8' x l: 10' 6")

### Lounge

w: 3.92m x l: 11.63m (w: 12' 10" x l: 38' 2")

### Dining

w: 3.34m x l: 3.58m (w: 10' 11" x l: 11' 9")

### Kitchen

w: 3.15m x l: 4.85m (w: 10' 4" x l: 15' 11")



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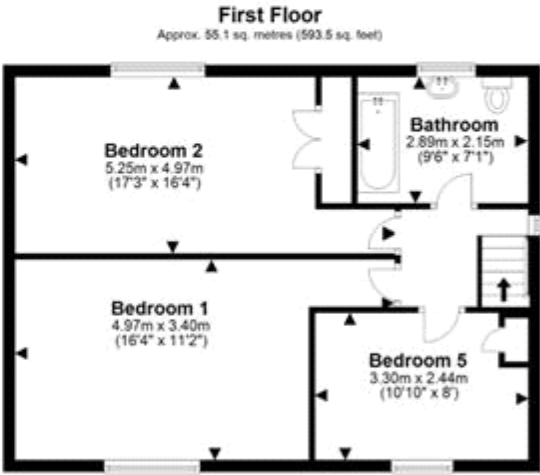
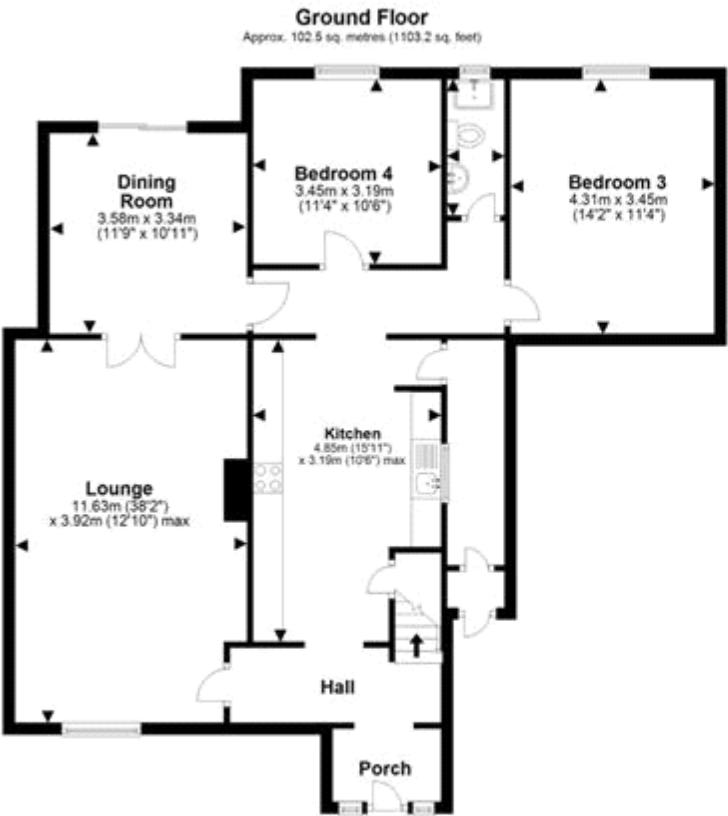


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Total area: approx. 157.6 sq. metres (1696.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.  
**Sydney Road**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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		
	64	82
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.