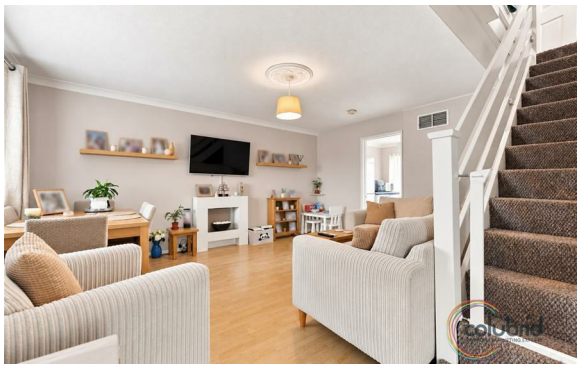


Kipling Avenue, Tilbury

Guide Price £315,000

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- Three bedroom end terrace family home situated on the popular Kipling Avenue in Tilbury, offering generous accommodation and plenty of potential for its next chapter.
- Cherished by the same owner for over 30 years, this much-loved home has been the setting for countless memories and is now ready for a new family to create their own.
- Lovely size lounge/diner offering plenty of room for relaxing, entertaining and family mealtimes, creating a sociable space at the heart of the home.
- Kitchen/breakfast room providing a practical and versatile setting for everyday family life, from the morning rush to a leisurely weekend breakfast.
- Three well-proportioned bedrooms arranged across the first floor, offering comfortable accommodation for families, guests or those needing a home office.
- Modern and well-appointed family bathroom with a contemporary finish, providing a stylish space for both busy mornings and a relaxing soak at the end of the day.
- Wonderful size rear garden with plenty of space for children to play, summer entertaining, keen gardeners or simply sitting back and enjoying the sunshine.
- Driveway parking to the front of the property provides convenient off-street parking, making arriving home that little bit easier.
- Further gated driveway parking to the rear offers additional off-street parking and is a particularly useful feature for households with multiple vehicles.
- A genuine long-term family home with space inside and out, combining three bedrooms, generous living accommodation, excellent parking and a superb rear garden.

GUIDE PRICE: £300,000 - £350,000

Over 30 years, one very happy owner and more memories than the walls could possibly tell. Now it’s time for someone new to call this place home.

Situated on Kipling Avenue in Tilbury, this three bedroom end terrace house has been loved and lived in by the same owner for more than three decades. That alone tells you there’s something rather special about it.

Inside, there’s plenty of space for family life to unfold. The lovely size lounge/diner is made for everything from quiet nights on the sofa to Christmas dinners that somehow end up lasting all evening. The kitchen/breakfast room provides another great everyday space — morning coffee, hurried breakfasts and the inevitable conversation around the kettle all included.

Upstairs, you’ll find three bedrooms and a modern, well-appointed family bathroom, giving everyone their own space when a little peace and quiet is required.

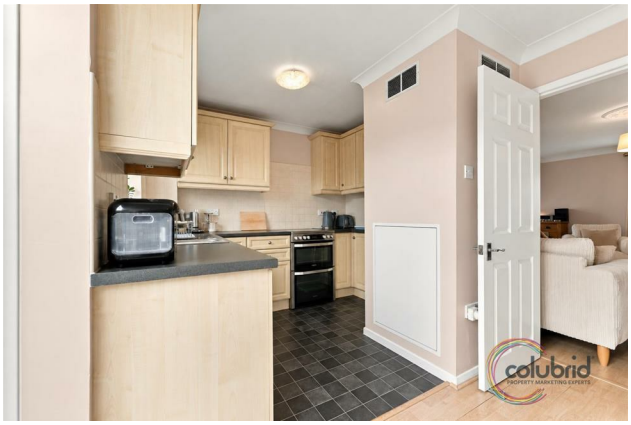
Step outside and things get even better. The wonderful size rear garden has plenty of room for summer barbecues, children running riot, a serious gardening project or simply a deckchair and absolutely no plans whatsoever.

And parking? You’re rather spoilt. There’s driveway parking to the front plus gated driveway parking to the rear. No circling the street while somebody else nabs the last space.

After more than 30 years, the current owner is finally ready to hand over the keys. They’ll be taking a lifetime of memories with them, but they’re leaving plenty of room for the next family to create their own.

Some houses are simply bought and sold. Others become part of the family. This feels very much like the latter.





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THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/9-kipling-avenue-tilbury-rm18-8he/5610774

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

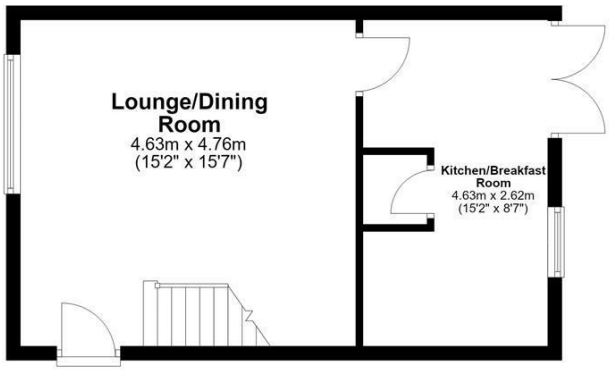
AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.

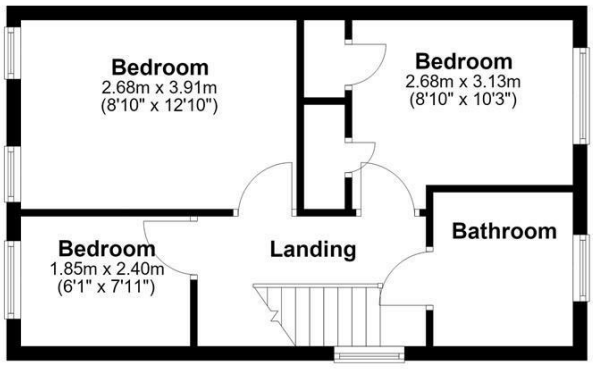




Ground Floor



First Floor



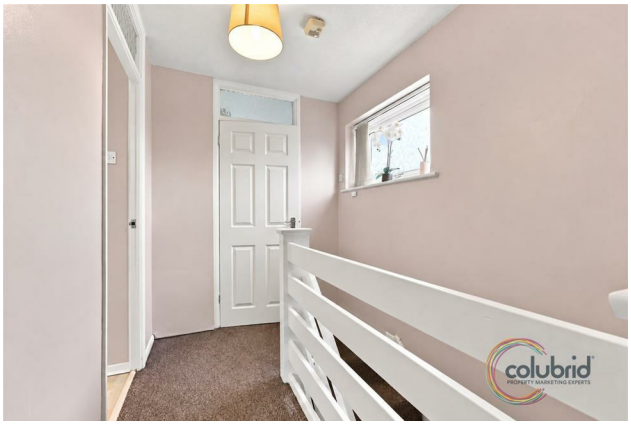
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