



## 3 TORONTO ROAD

TILBURY, RM18 7RL

£325,000  
FREEHOLD

### NO ONWARD CHAIN

Thomas Marsh presents this beautifully presented three-bedroom terraced home offers the perfect blend of space, comfort, and convenience – ideal for families or professionals alike.

Step inside to a bright and spacious open-plan living room, perfect for relaxing or entertaining guests. The home also boasts a modern, airy kitchen with ample space for dining and family life, making it the true heart of the home.

Upstairs, you'll find three well-proportioned bedrooms, including two generous doubles and a spacious single room – perfect as a child's bedroom, home office, or guest room.

To the rear, a good-sized garden provides an excellent outdoor space, ideal for summer barbecues, family gatherings, or simply unwinding in the fresh air.

**tm**  
thomas marsh



| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) A                                 |         |                                                                                                             |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   |         |                                                                                                             |
| (55-68) D                                   | 69      | 77                                                                                                          |
| (39-54) E                                   |         |                                                                                                             |
| (21-38) F                                   |         |                                                                                                             |
| (1-20) G                                    |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| England & Wales                             |         | EU Directive 2002/91/EC  |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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