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3 Thatches Grove
Chadwell Heath, Essex RM6 5LA
Price £450,000

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Step into this well-presented three bedroom home set on the sought-after Thatches Grove, offering a smart blend of comfort, convenience, and practical upgrades. The property features a bright conservatory extension that opens up the living space beautifully, ideal for dining, relaxing, or entertaining. Solar panels add valuable energy efficiency, while the driveway provides off-street parking for added ease. Inside, the layout is welcoming and functional, with good-sized bedrooms and a clean, modern feel throughout. The rear garden offers a private outdoor space ready for summer evenings or family time. Located in RM6 with access to local shops, transport links, and schools, this is a great opportunity for buyers looking for a ready-to-move-into home in a well-connected neighbourhood.

ENTRANCE PORCH 6'4 x 1'8 (1.93m x 0.51m)

Double entrance doors, tiled floor, wall light point, wooden door with glazed inserts leading to:

ENTRANCE HALL 12'1 x 4'6 max (3.68m x 1.37m max)

Stairs to first floor, double radiator, tiled floor, coved cornice, doors to:

KITCHEN/DINER 19 x 8'4 to extremes (5.79m x 2.54m to extremes)

Range of wall and base units, working surfaces, cupboards and drawers, sink top unit with mixer tap and water filter, integrated washing machine, dishwasher and fridge/freezer, five burner gas hob with extractor hood over, eye level oven with integrated microwave, tiled floor, tiled walls, understairs storage cupboard housing meters, radiator, three light double glazed window, coved cornice.

LOUNGE 22'5 x 11'2 to extremes (6.83m x 3.40m to extremes)

Three light double glazed window with fanlight over, feature fireplace with wooden surround and tiled hearth, coved cornice, double radiator, tiled floor with underfloor heating, two ceiling fans, open to:

CONSERVATORY 9'10 x 8 (3.00m x 2.44m)

Tiled floor, ceiling fan, double radiator, multiple double glazed windows with fanlights over, double glazed double doors leading to rear garden.

FIRST FLOOR LANDING

Access to loft, coved cornice, wood strip flooring, doors to:

BEDROOM ONE 11'6 x 11'5 (3.51m x 3.48m)

Three light double glazed window with fanlights over, double radiator, wood strip flooring, ceiling fan.

BEDROOM TWO 10'9 x 10 (3.28m x 3.05m)

Two light double glazed window, double radiator, wood strip flooring.

BEDROOM THREE 10x 7'5 (3.05m x 2.26m)

Two light double glazed window with fanlights over, double radiator, ceiling fan.

BATHROOM 11'7 x 5'3 (3.53m x 1.60m)

Panel enclosed corner bath with mixer tap and shower attachment, low level wc with hand held bidet, pedestal wash hand basin, double radiator, part wood panelled, spotlights to ceiling, extractor

fan, storage cupboard, tiled enclosed shower cubicle with electric power shower and bi folding door, extractor fan, spotlights to ceiling, two obscure double glazed windows.

REAR GARDEN

Landscaped rear garden with paved patio area, seating area, remainder laid to artificial grass, pea shingle borders, timber insulated shed with power, lighting, leaded light style double glazed window and door, outside light, outside tap.

FRONT GARDEN

Providing OFF STREET PARKING for multiple vehicles. Raised planters.

COUNCIL TAX

London Borough of Redbridge - Band C

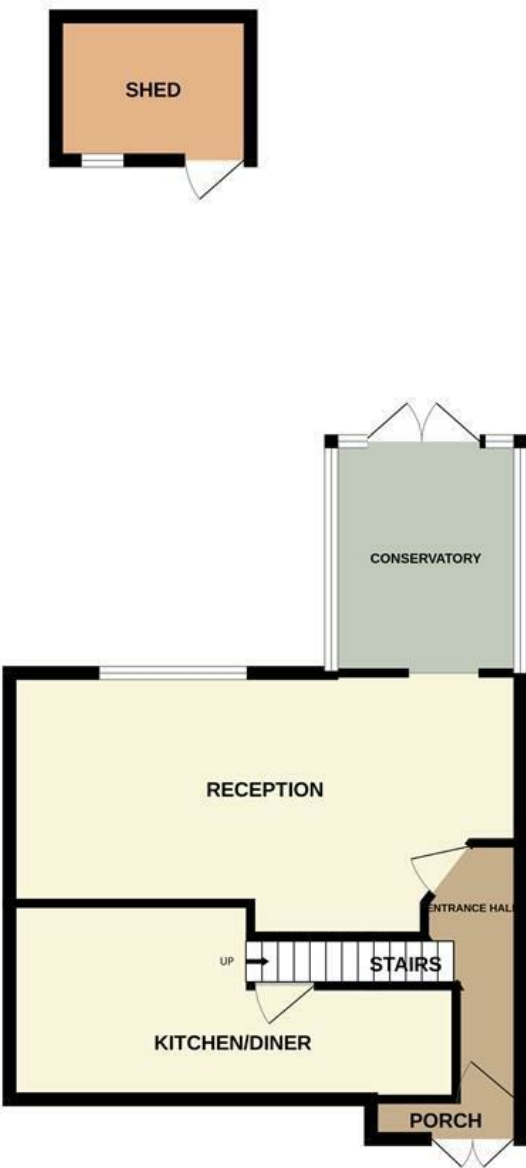
AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



GROUND FLOOR
533 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (90.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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