



GRIFFIN
THE PROPERTY PEOPLE



Thames Drive , Chadwell St Mary, RM16 4BP

£425,000

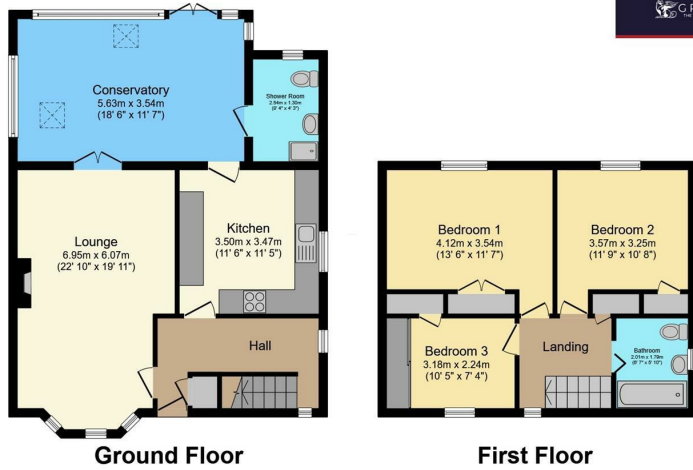
****GUIDE PRICE £425,000 - £450,000** WOW!!** Griffin are pleased to present this 3 bedroom semi detached house in a quiet area of Chadwell St Mary. This house is full of character and has been kept in immaculate condition featuring a good sized lounge and kitchen breakfast room, and a fantastic extension with shower room included, 2 good size double bedrooms, 1 single room and 3 piece bathroom suite. It also benefits from a large well kept garden. There is also a well sized driveway. In the catchment area for Chadwell St Mary primary school and The Gateway Academy Secondary school. Also within walking distance to many local amenities.

Viewing

Please contact our Grays Sales Office on 01375 397872 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



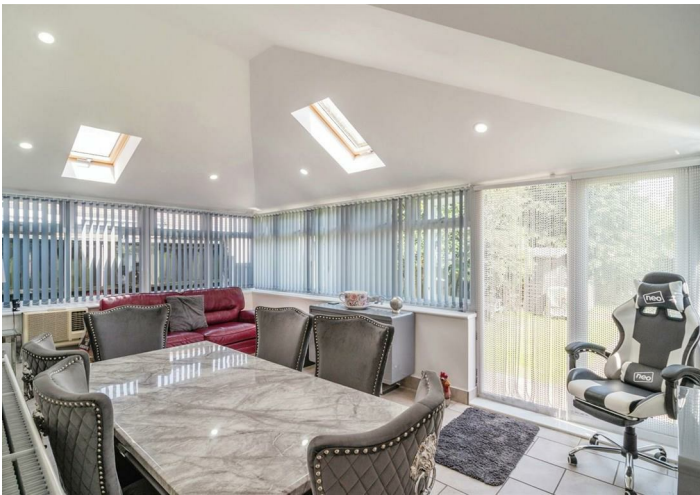
Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

Total floor area 115.4 m² (1,242 sq.ft.) approx
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.