



## Sachfield Drive, Chafford Hundred, Grays

Guide Price £450,000



- Fantastic size family home
- Four good size bedrooms
- Modern and lovely size kitchen/diner
- Great size lounge
- Ground floor wc
- Family bathroom
- Two en-suite shower rooms
- Landscaped rear garden with artificial grass and large patio seating area
- Garage and parking to the rear



**\*GUIDE PRICE - £450,000-£500,000\***

**Colubrid Estate Agents are pleased to present to the market this fantastic size four bedroom family home with accomodation spread over three floors and providing excellent size living space throughout. Accomodation boasts an entrance hallway, lovely size modern kitchen/diner, ground floor wc, good size lounge, family bathroom, four bedrooms and two en-suite shower rooms. Externally the property provides a landscaped rear garden with large patio seating area and artificial grass, plus a garage with parking to the rear.**

Impressive entrance hall commences with stairs leading to first floor landing. Access is given to cloakroom/wc  
Ground floor bedroom four 11'4 x 8'2 double glazed window to front with shutters to remain. Built in wardrobe.

Newly fitted Howdens 2020 Kitchen 14'7 x 13'0 gives access to rear garden via French double glazed doors. Double glazed window. Range of high gloss wall and base mounted units with matching storage drawers. Complimentary work surfaces housing sink drainer with swan neck mixer tap. Integrated fridge/freezer, dishwasher and washing machine to remain. Tiling to splash backs. Gas hob, oven under, stainless steel extractor hood. Tiled flooring.

First floor landing is home to bedroom three and family bathroom. Stairs lead to second floor accommodation. Double glazed window with shutters to remain.

Bedroom 9'9 x 8'1 is located to the front of the property. Double glazed window with shutters to remain.

Family bathroom comprises panel bath fitted with shower and glass splash screen door. Wash hand basin and low level wc. Tiling to walls. Tiled flooring.

Second floor landing is home to main bedroom with en-suite shower room, family shower room and bedroom two.

Main bedroom 13'0 max x 10'5 max is located to the front of the property. Double glazed window with shutters to remain. Built in wardrobe.

En-suite comprises, shower, wash hand basin and low level wc. Tiling to walls. Obscure double glazed window.

Bedroom two 11'9 max x 11'4 max enjoys views over rear garden. Built in wardrobe. Double glazed window.

Shower room comprises, shower cubicle, wash hand basin and low level wc. Tiling to walls. Obscure double glazed window.

Externally the property has a landscaped rear garden. Large patio seating area, shaped artificial lawn, fencing to boundaries. Outside water tap, side access gate.

Garage to rear has up and over door, parking in front of garage.

Council Tax Band: E

Local Authority: Thurrock

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

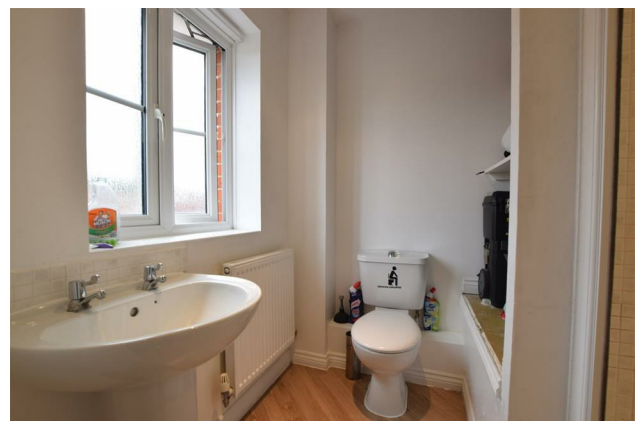
Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



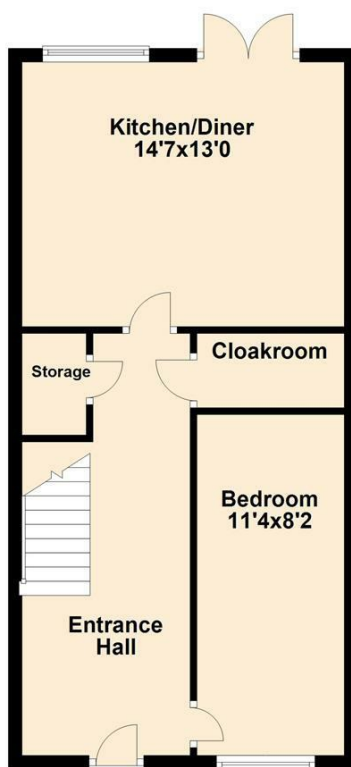
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# Local Life

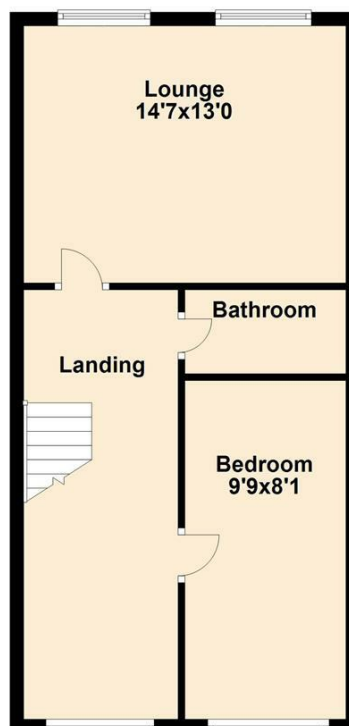
Chafford Hundred is an area in the Borough of Thurrock in the ceremonial county of Essex. Chafford Hundred is north-west of Grays. Its railway station serves the area on the western side of the area Lakeside Shopping Centre is in West Thurrock. Easy access to A13/M25 road links.



Ground Floor



First Floor



Second Floor

