



## Sabina Road, Chadwell St Mary

£350,000



- No onward chain
- A fantastic size three bedroom family home
- Excellent size living space throughout
- Lovely size lounge and conservatory
- Nice size kitchen and utility room
- Three good size bedrooms
- Bathroom and separate wc
- Wonderful size rear garden
- Potential for driveway parking stpc



**Nestled on Sabina Road in the charming Chadwell St Mary, this terraced house is a gem waiting to be discovered. Boasting a spacious layout, this property features excellent size living space throughout making it an ideal home for a growing family or those who love to entertain.**

**As you step inside, you are greeted by an impressive entrance hallway that leads to a cosy lounge, a well-appointed kitchen, a convenient utility room, and a delightful conservatory. The living space is simply excellent, offering plenty of room for relaxation and social gatherings.**

**Upstairs, you will find three generously sized bedrooms, ensuring that everyone in the household has their own private sanctuary. The property also includes a bathroom and a separate WC for added convenience.**

**One of the highlights of this house is the wonderful rear garden, providing the perfect outdoor retreat for enjoying a morning coffee or hosting summer barbecues. Additionally, there is potential for driveway parking, subject to planning permission, offering practicality in this desirable location.**

**With no onward chain, this three-bedroom house presents a fantastic opportunity to create the home of your dreams. Don't miss out on the chance to make this property your own and enjoy the comfort and space it has to offer.**

Entrance hall commences with stairs leading to first floor accommodation.

Lounge 19'3 x 10'9 dual aspect double glazed windows. Brick built fireplace.

Kitchen 12'4 x 7'1 double glazed window. Units with matching storage drawers. Work surfaces housing sink drainer. Space for freestanding cooker.

Other appliances can be housed in the utility room 8'4 x 8'5 max. Storage cupboard.

Inner hallway. Further storage cupboard.

Conservatory 17'4 x 7'5 access is given to garden. Full length double glazed windows.

First floor landing is home to three well proportioned bedrooms, bathroom and separate WC. Part boarded loft.

Bedroom one 11'9 x 10'9 double glazed window.

Bedroom two 12'4 x 8'4 double glazed window.

Bedroom three 10'9 x 7'1 double glazed window.

Bathroom comprises panel bath and wash hand basin, tiling to walls. Obscure double glazed windows.

Separate WC.

Externally the property has a good size mature rear garden. Offering an abundance of flowering shrubs, trees and bushes. Commencing with patio seating area and outside water tap. Remaining garden is lawned. Shed to remain.

Further Details:

Council Tax Band: C

Local Authority: Thurrock

Worcester Bosch Boiler

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.

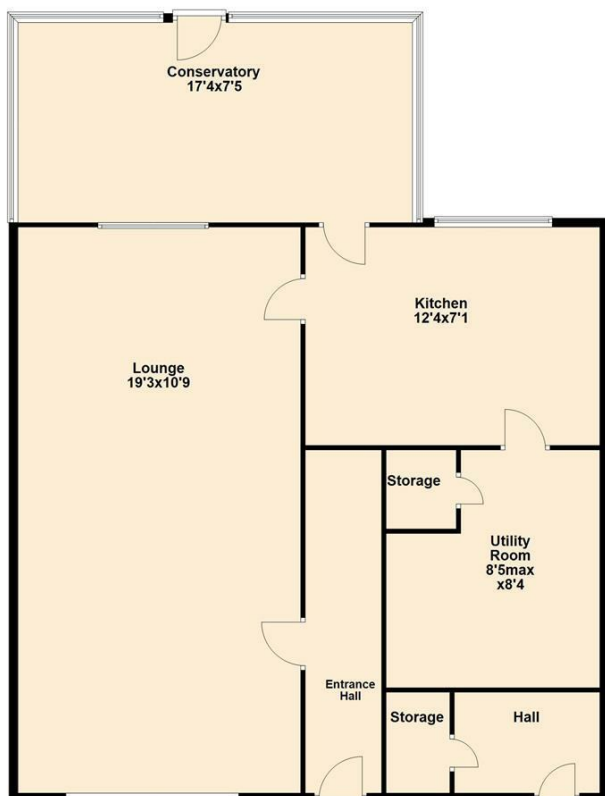


# Local Life

Grays is the largest town in the borough and authority of Thurrock in Essex. The town, on the north bank of the River Thames, is approximately 20 miles to the east of central London, and 2 miles east of the M25 motorway. The Town Centre offers an array of shops, indoor shopping centre, pubs and restaurants. Grays railway station is on the C2C line with direct links into Fenchurch Street via Upminster and Barking. Or if shopping is not ideal for you, then why not visit Grays Beach. A13 road links nearby giving easy access to London



Ground Floor



First Floor

