



Frobisher Gardens, Chafford Hundred

£450,000



- A well presented, meticulously maintained and fantastic size four bedroom family home
- Excellent size living space throughout with accommodation spread over three floors
- Inviting entrance hallway with Yale digital security lock with fob and phone app access
- Well appointed kitchen/diner
- Lovely size lounge with two Juliette balconies
- Ground floor wc, stunning family bathroom and beautiful ensuite shower room
- Ground floor bedroom/dining room, first floor bedroom and two second floor bedrooms
- Wonderful size rear garden with covered seating area
- Allocated parking, visitors parking, gated secure parking with fob and code access, and a garage currently used as a gym with a boarded loft
- 3.6kw solar panels with a 2.4kw battery, new fuse board installed in 2021 and Hive home heating system



Welcome to this stunning four-bedroom terraced house located in the desirable Frobisher Gardens, Chafford Hundred. This meticulously maintained family home boasts a fantastic size living space spread over three floors with a beautifully presented interior that is sure to impress.

As you step into the inviting entrance hallway, you are greeted by a sense of security with the Yale digital security lock offering convenient fob and phone app access. The ground floor comprises a lovely kitchen/diner, a convenient ground floor WC, and a versatile bedroom that could also be used as a dining room.

The first floor features a wonderfully spacious lounge with two Juliette balconies, providing ample natural light, and another good-sized bedroom. Moving up to the second floor, you will find two large bedrooms, including a master bedroom with a stunning en-suite shower room, perfect for unwinding after a long day. Additionally, there is a beautiful family bathroom for added convenience.

Externally, the property does not disappoint. A generous rear garden with a covered seating area offers a perfect spot for outdoor relaxation. Parking is made easy with allocated parking, visitors parking, and an electric gated parking area accessible with a fob and code. The garage, currently used as a gym, also features a boarded loft space for extra storage.

Noteworthy features of this property include 3.6kw solar panels with a 2.4kw battery, a new fuse board installed in 2021, and a Hive home heating system for comfort and convenience.

Don't miss the opportunity to make this house your home and enjoy the modern amenities and spacious living it has to offer. Contact us today to arrange a viewing and secure your future in this wonderful property.

Enter the property via door to front aspect. Spacious entrance hall commences with turning staircase to first floor accommodation. Access is given to ground floor cloakroom/WC. Wooden style flooring.

Bedroom four/dining room 9'0 x 8'5 overlooks the front aspect. Double glazed window.

Kitchen 15'6 x 12'5 gives access to rear garden via double glazed door. Double glazed window. Range of wall and base mounted units with matching pan size storage drawers. Complimentary work surfaces housing sink drainer with mixer tap. Belling Range style cooker, extractor hood, dishwasher and fridge/freezer to remain. Space for other appliances. Wooden style flooring.

First floor landing is home to lounge and bedroom three. Stairs lead to second floor accommodation. Airing cupboard.

Lounge 15'7 x 12'6 enjoys views over the rear garden. Twin French double glazed doors with Juliette style balconies. Wooden style flooring. Smooth to coved ceiling.

Bedroom three 12'6 x 8'11 two double glazed windows to front.

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

Main bedroom 12'6 x 10'11 two double glazed window to rear. Fitted wardrobes. Boarded loft with re-enforced bordering, ladder to remain.

En-suite shower room comprises, larger than average shower cubicle, vanity wash hand basin and low level WC. Heated towel rail. Part tiling to walls. Shaver points.

Bedroom two 12'6 x 11'3 two double glazed windows to front. Storage cupboard.

Sound proofed bathroom comprises, shaped double ended bath fitted with shower and glass splash screen door. Vanity wash hand basin and low level WC. Tiling to walls. Heated towel rail. Shaver point.

Externally the property has a low maintenance rear garden commencing with L-shaped patio seating area. Shingled centre island. Outside security lighting. Aluminium storage shed to remain 8'7 x 8'1

Allocated parking, visitors parking, gated secure parking with fob and code access, garage 16'4 x 7'11 currently used as a gym with a boarded loft.

Council Tax Band: D

Local Authority: Thurrock

Solar Panels owned by property. 3.6 kw system. 2.4 kw battery

New fuse box fitted 2021

Yale digital lock on front door with four fobs and mobile app controlled

Home Hive Heating system

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.

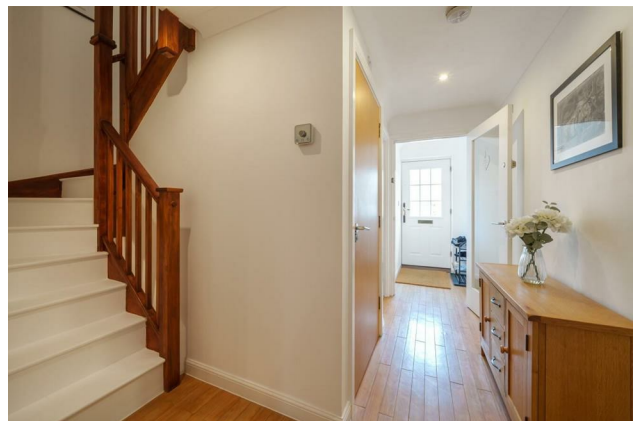
The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

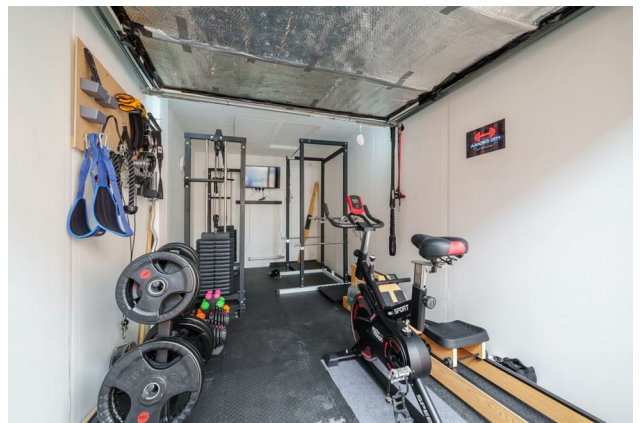
Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



Local Life

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.





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