



Cole Avenue, Chadwell St. Mary, Grays

Guide Price £375,000



- Well presented family home found in sought after residential area
- Close to A13 road links
- Close to Herringham Primary Academy
- Approximately 60ft rear garden
- Entrance hall, lounge, kitchen/diner, three bedrooms, en-suite and family bathroom
- Garage with electrics
- Driveway parking



Guide Price: £375,000 - £425,000

Nestled in the desirable residential area of Chadwell St. Mary, Grays, this well-presented end of terrace family home offers a perfect blend of comfort and convenience. With three spacious bedrooms and three bathrooms, this property is ideal for families seeking both space and functionality.

Upon entering, you are greeted by a welcoming entrance hall that leads to a bright and airy lounge, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the kitchen/diner, which provides an excellent space for family meals and gatherings. The property also boasts an en-suite bathroom, ensuring privacy and convenience for the master bedroom, alongside a well-appointed family bathroom.

The outdoor space is equally impressive, featuring an approximately 60ft rear garden that offers ample room for children to play or for gardening enthusiasts to cultivate their green thumb. Additionally, the property includes a garage equipped with electrics, providing valuable storage or workshop space, as well as driveway parking for your convenience.

Situated close to the A13 road links, commuting to nearby towns and cities is made easy. Families will appreciate the proximity to Herringham Primary Academy, making school runs a breeze. This charming home is not just a property; it is a wonderful opportunity to create lasting memories in a vibrant community. Don't miss your chance to view this delightful family residence.

Enter the property via porch to front. Access is given to ground floor cloakroom/WC.

Lounge 17'5 x 14'3 double glazed window to front. Feature fireplace. Colour washed wooden style flooring. Stairs lead to first floor accommodation.

Kitchen/diner 14'3 x 9'4 external door to garden, Double glazed window. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Gas hob, oven and extractor hood to remain. Tiling to splash backs. Space for other appliances. Tiled flooring.

First floor landing is home to three bedrooms, en-suite shower room and family bathroom. Storage cupboard.

Bedroom one 13'2 x 8'2 double glazed window to front. Storage cupboard.

En-suite comprises, shower, vanity wash hand basin and WC. Part tiling to walls. Obscure double glazed window.

Bedroom two 10'2 x 7'8 double glazed window to rear.

Bedroom three 8'5 x 5'5 double glazed window to front.

Bathroom comprises white panel bath, wash hand basin and WC. Part tiling to walls. Obscure double glazed window.

Externally the property has a low maintenance approximate 60ft rear garden. Commencing with large patio seating area. Remaining garden is shingled. Personal door to garage.

Garage has up and over door. Driveway parking.

Council Tax Bands: E

Local Authority: Thurrock

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

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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.



