



Cole Avenue, Chadwell St. Mary, Grays

Guide Price £350,000



- Well presented three bedroom family home, found in sought after residential area
- Close to Herringham Primary Academy
- Easy access to A13 road links
- Cul-de-sac location
- Modern décor throughout
- Beautifully presented South facing rear garden
- Entrance hall, kitchen, spacious lounge and conservatory
- Three bedrooms and three piece shower room
- Rear access, garage and allocated parking space



GUIDE PRICE - £325,000 - £375,000

Well presented three bedroom modern family home, located in sought after residential area. Found within a cul-de-sac position. Close to Herringham Primary Academy and A13 road links. Offered for sale with a beautiful landscaped South facing rear garden, garage and allocated parking space. Ground floor comprises. entrance hall, kitchen, spacious lounge and conservatory. First floor is home to three well proportioned bedrooms and shower room.

Entrance hall commences with stairs leading to first floor accommodation.

Kitchen 11'1 x 5'9 double glazed window to front. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer with swan neck mixer tap. Electric hob, oven and extractor hood to remain. Space for other appliances Breakfast bar seating area.

Spacious lounge 12'7 x 12'4 gives access to conservatory via French double glazed doors.

Conservatory 10'8 x 9'1 fan light double glazed windows. French double glazed doors to rear.

First floor landing is home to three bedrooms and three piece shower room.

Bedroom one 12'4 x 8'8 two double glazed windows. Storage cupboard.

Bedroom two 9'1 x 6'2 double glazed window to rear.

Bedroom three 9'1 x 5'9 double glazed window to rear.

Shower room comprises, corner shower, vanity wash hand basin and WC. Tiling to walls. Heated towel rail.

Externally the property has a beautifully presented South facing rear garden. Commencing with decked seating area, Sweeping stone path leads to further seating area. Remaining garden is lawned.

Garage has up and over door.

The property also has allocated parking space.

Council Tax Band: D

Local Authority: Thurrock

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

We endeavor 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.

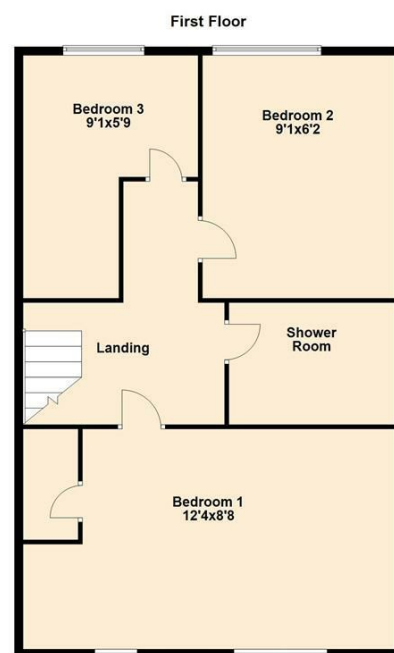
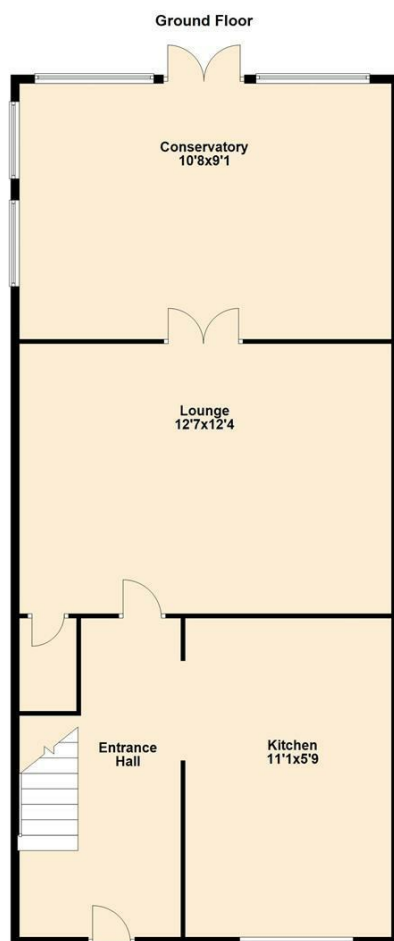
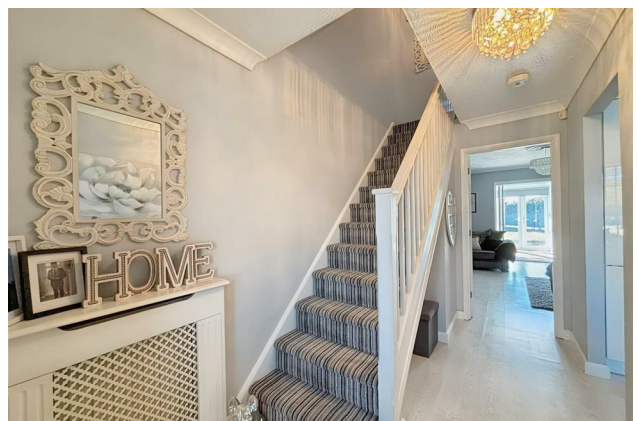
Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

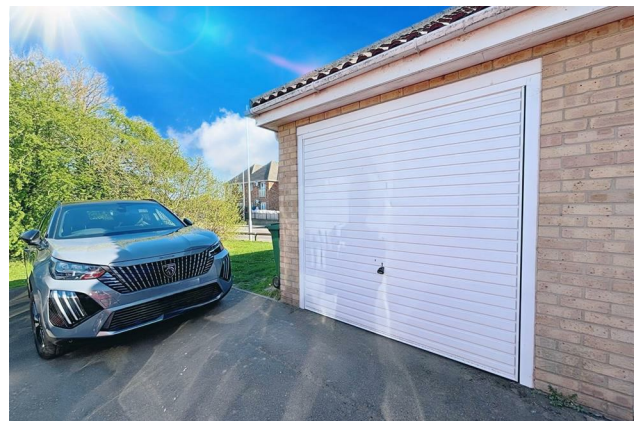
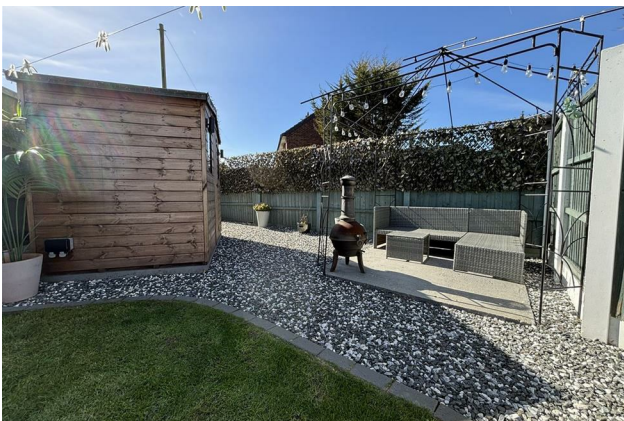


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Local Life

Chadwell St Mary is an area of the unitary authority of Thurrock in Essex. It is one of the traditional (Church of England) parishes in Thurrock and a former civil parish. Grays is 2 miles to the west and 1 mile to the south is Tilbury. The area is sometimes referred to simply as Chadwell, particularly before the 19th century.





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