



## Catharine Close, Chafford Hundred

Guide Price £600,000



- No onward chain
- A well presented and fantastic size five bedroom detached family home
- Excellent size living space throughout
- Lovely size lounge, large conservatory and great size dining room
- Kitchen and utility room
- Versatile ground floor bedroom with stunning en-suite shower room
- Four good size first floor master bedrooms
- Family bathroom and another en-suite to the master bedroom
- Lovely size rear garden occupying a corner plot with a workshop
- Driveway parking



## GUIDE PRICE - £600,000 - £650,000

Nestled in the desirable location of Catharine Close, Chafford Hundred, this splendid five-bedroom detached family home is a true gem. Being sold with no onward chain, it presents an excellent opportunity for those seeking a spacious and well-presented residence.

Upon entering, you are greeted by a welcoming porch and an inviting entrance hallway that leads to an impressive array of living spaces. The generous lounge is perfect for relaxation, while the dining room offers an ideal setting for family meals and entertaining guests. A large conservatory bathed in natural light extends the living area, creating a seamless connection to the outdoors. The well-appointed kitchen, complemented by a utility room, provides ample space for culinary pursuits. Additionally, the ground floor features a convenient bedroom with a stunning en-suite shower room, ideal for guests or family members seeking privacy.

As you ascend to the first floor, you will find four further good-sized bedrooms, each offering comfort and versatility. The modern family bathroom caters to the needs of the household, while another en-suite shower room enhances the master bedroom's appeal.

Outside, the property boasts a driveway with ample parking for multiple vehicles, ensuring convenience for family and visitors alike. The lovely garden, occupying a corner plot, provides a tranquil outdoor space, complete with a workshop for those who enjoy DIY projects or hobbies.

This remarkable home combines space, style, and practicality, making it an ideal choice for families looking to settle in a vibrant community. Do not miss the chance to make this wonderful property your own.

Enter the property via porch to front.

Spacious entrance hall commences with stairs leading to first floor accommodation.

Lounge 17'6 x 11'7 Bay double glazed window to front. Smooth to coved ceiling with spot lighting.

Dining Room 11'3 x 9'1 patio sliding door opens into conservatory.

Conservatory 14'4 x 10'8 Double glazed windows. French double glazed door to side. Tiled flooring.

Kitchen/diner 14'6 x 11'2 wall and base mounted units with matching storage drawers. Under and overhead lighting. Work surfaces housing sink drainer.

Range style cooker, Smeg extractor hood, dishwasher and built in microwave to remain. Storage cupboard. Tiled flooring.

Other appliances can be housed in the utility room 8'6 x 5'5. External door.

Shower room comprises shower fitted with "Rainfall" style shower, wash hand basin and WC. Part tiling to walls. Obscure double glazed window.

Bedroom 12'9 x 7'2 double glazed window to front.

First floor landing is home to four bedrooms, en-suite and family bathroom. Airing cupboard. Boarded loft with ladder to remain.

Bathroom comprises white panel bath, wash hand basin and WC. Heated towel rail. Tiling to walls. Tiled flooring.

Main bedroom 13'2 max x 12'5 max. Double glazed window to front. Fitted wardrobes, Ceiling fan light to remain.

En-suite comprises shower, wash hand basin and WC. Heated towel rail. Tiling to walls. Tiled flooring.

Bedroom two 10'8 x 8'1 double glazed window to rear. Fitted wardrobes.

Bedroom three 10'4 x 8'1 double glazed window to rear. Fitted wardrobes.

Bedroom four 9'9 x 8'9 double glazed window to front. Fitted wardrobes.

Externally the property has a good size rear garden commencing with side access gate. Patio seating area, hot and cold water taps, shed to remain with power and light connected. Remaining garden is lawned.

Driveway parking.

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 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.





# 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.





