



## Sabina Road, Chadwell St Mary

Guide Price £350,000



- Offered with No Onward Chain – A stress-free purchase opportunity.
- One Owner From New (64 Years) – A lovingly maintained home with an exceptional provenance, rarely found in today's market.
- Spacious Three-Bedroom Semi-Detached House – Generous room sizes throughout, offering excellent potential for modern family living.
- Flexible Ground Floor Layout – Includes a lounge, kitchen/diner, study/playroom and lobby area, providing versatile zones for work, rest and play.
- Superb Open-Plan Potential – The kitchen/diner and study/playroom offer brilliant scope to be opened up (subject to permissions) to create a large contemporary kitchen/diner/family room.
- Three Well-Proportioned Bedrooms – Ample space for families, guests or home office requirements.
- Family Bathroom with Separate WC – Practical for busy households, offering convenience and flexibility.
- Generous Rear Garden – A fantastic outside space perfect for families, gardeners, entertainers or those dreaming of a future extension.
- Gated Shared Driveway Parking – Secure off-street parking, a sought-after advantage on this popular residential road.
- Detached Garage – Ideal for additional parking, storage or workshop use, enhancing both practicality and property potential.



**GUIDE PRICE: £350,000 - £375,000**

**Sabina Road three-bedroom semi—no chain, loved 64 years, generous living space, garden for summer vibes, kitchen for culinary adventures. A home with stories, ready for its next chapter.**

Step through the entrance porch and into a bright hallway that leads to a wonderfully sized lounge—cosy enough for movie nights, spacious enough for the odd dance-off. The kitchen/diner and neighbouring study/playroom present an irresistible opportunity: knock through (subject to usual permissions) and create that open-plan kitchen/dining/family masterpiece you've been saving on Pinterest. Yes, your #BeforeAndAfter could stun the internet.

Upstairs, three comfortable bedrooms offer room for family life, guests or your dream home office setup. A traditional bathroom and separate WC complete the first floor, perfect for busy mornings when everyone's in a rush.

Outside, the fantastic rear garden is just waiting for BBQs, kids' adventures, or your future outdoor oasis. The gated driveway and detached garage mean parking woes are a distant memory—plus, there's always space for the tools you'll definitely need for your fabulous renovation plans.

Packed with potential, rich in history and poised for its glow-up, this Sabina Road classic is the ideal blank canvas for anyone ready to put down roots and create a home with serious hashtag-worthy appeal.

#NewBeginnings #HomeGoals #ProjectPerfect

Chadwell St Mary offers the perfect balance of community warmth, everyday convenience and excellent connectivity, making it a popular choice for families and commuters alike. Sitting just outside Grays, the area provides a friendly, well-established neighbourhood atmosphere with a great selection of local shops, cafés and essential amenities right on the doorstep.

For commuters, Chadwell St Mary benefits from superb road links via the A13, offering quick access to London, Basildon and Southend. Nearby Tilbury Town and Stanford-le-Hope stations provide direct rail services into London Fenchurch Street, making the morning commute refreshingly straightforward.

The area also boasts several parks and green spaces, including nearby Old St Mary's Church and the surrounding countryside—perfect for weekend walks, dog owners or those who enjoy getting outdoors. Well-regarded local schools add further appeal for families looking to settle in a supportive and established community.



## THE SMALL PRINT:

Council Tax Band: D  
Local Authority: Thurrock

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



