



## Stour Road, Chadwell St Mary

Guide Price £385,000



- A well presented and fantastic size three bedroom semi detached family home
- Situated on a brilliant size plot with huge potential for side and rear extensions stpc
- Excellent size living space throughout
- Lovely size lounge/diner
- Nice size kitchen
- Well appointed family bathroom
- Three great size bedrooms
- Wonderful size rear garden and side plot
- Large frontage with potential for driveway parking stpc
- New Baxi combi boiler installed in 2019 with approx 4 years warranty remaining plus new fuseboard and electrical rewire in 2019



GUIDE PRICE £375,000 - £400,000.

Welcome to this charming three-bedroom semi-detached family home located on Stour Road in the desirable area of Chadwell St Mary. This property offers an excellent opportunity for families seeking a spacious and versatile living environment.

As you enter, you are greeted by an inviting entrance hallway that leads to a generous lounge/diner, perfect for both relaxation and entertaining. The well-proportioned kitchen provides ample space for culinary pursuits, making it a delightful hub for family gatherings.

The first floor boasts three sizeable bedrooms, two of which feature built-in wardrobes, ensuring plenty of storage space. A well-appointed family bathroom completes this level, catering to the needs of the household.

One of the standout features of this property is the expansive plot it occupies. The large rear garden offers a wonderful outdoor space for children to play or for hosting summer barbecues while offering huge potential for side and rear extensions stpc. There is an outside wc and brick built storage shed, additionally the front and side gardens enhance the property's appeal, and there is potential for driveway parking, subject to planning consent.

The owner has advised us that the Baxi combi boiler was installed in 2019 with approximately four years warranty remaining and the property also had a full electrical rewire and new fusebox in 2019. There is also an alarm system with code and fob access.

With its excellent living space and potential for extensions, this semi-detached home is perfect for those looking to create their dream family residence. Don't miss the chance to view this fantastic property and explore the possibilities it has to offer.

Entrance hall commences with stairs leading to first floor accommodation. Storage cupboard.

Lounge/Diner 22'4 max x 13'6 max. Bay fronted double glazed window. Double glazed window to rear.

Kitchen 11'7 x 10'8 external door to garden. Double glazed window. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for freestanding cooker and other appliances. Walk in Pantry.

First floor landing is home to three bedrooms and family bathroom. Part boarded loft with ladder to remain. Two storage cupboards.

Bedroom one 10'8 x 10'4 double glazed window to rear. Built in wardrobe.

Bedroom two 10'8 x 10'4 double glazed window to rear. Built in wardrobe.

Bedroom three 10'6 x 6'6 double glazed window to front. Ceiling fanlight to remain.

Bathroom comprises panel bath fitted with Triton shower, wash hand basin and WC. Tiling to walls. Obscure double glazed window.

The property sits on a large corner plot. Outside water tap, power points and side access gate.

Outside WC plus brick built shed.

Lawned front garden and large side garden.



#### THE SMALL PRINT:

Fusebox and re-wire 2019  
Alarm system with code and fob access  
Council Tax Band: C  
Local Authority: Thurrock

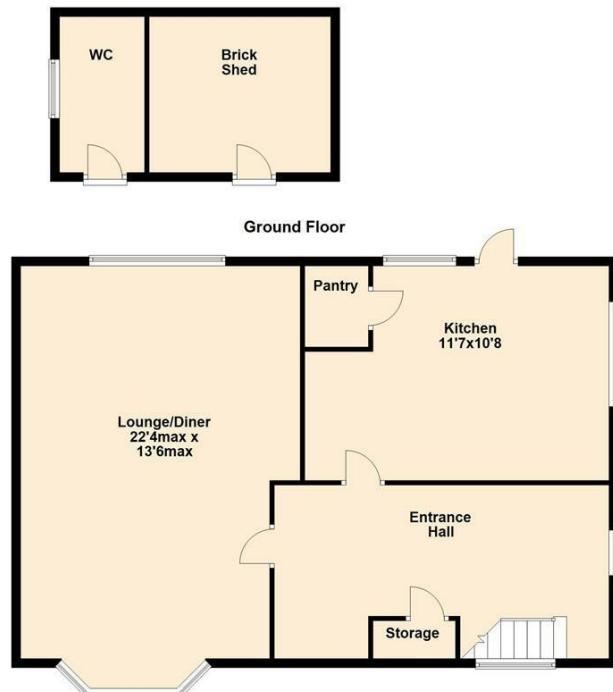
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and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





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