



Chadwell St Mary £485,000



39 Brentwood Road, Chadwell St Mary, Grays, Essex, RM16 4JH

An extended three bedroom semi detached house which is tastefully presented by the present Vendor, offering parking for numerous vehicles, delightful lounge and superb kitchen/family room. Early viewing advised
EPC: C.

❖ ENTRANCE PORCH

❖ LOUNGE

❖ SHOWER ROOM

❖ THREE BEDROOMS

❖ DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES

❖ ENTRANCE HALL

❖ KITCHEN/FAMILY ROOM

❖ LANDING

❖ BATHROOM

❖ REAR GARDEN

ENTRANCE PORCH

Double glazed French Doors to entrance porch. Double glazed windows to three aspects. Laminate flooring. A further double glazed door to entrance hall.

ENTRANCE HALL

Double glazed window to side. Boxed radiator. Laminate flooring. Power points. Stairs to first floor with recess under.

LOUNGE 16' 7" x 12' 7" (5.05m x 3.83m)

Double glazed Bay window to front. Radiator. Laminate flooring. Power points. Feature tiled fireplace.

KITCHEN/FAMILY ROOM 17' 9" x 17' 1" > 12' 8" (5.41m x 5.20m > 3.86m)

Double glazed windows to rear with central French Doors to garden. Boxed radiator. Laminate flooring. Power points. A range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Built in five ring gas hob with extractor fan over and single oven. Integrated dishwasher. Recess for American fridge freezer. Tiled splashbacks.

SHOWER ROOM

Obscure double glazed window. Heated towel rail. Tiled flooring. White suite comprising of walk in shower with mixer shower over. Low flush W.C. Pedestal wash hand basin. Plumbing for washing machine. Tiling to walls.



LANDING

Double glazed window to side. Laminate flooring. Power points. Access to loft. Built in cupboard.

BEDROOM ONE 12' 9" x 11' 7" (3.88m x 3.53m)

Double glazed window to front. Radiator. Laminate flooring. Power points. Built in cupboard. Fitted wardrobes with hanging and shelf space.

BEDROOM TWO 10' 8" x 11' 4" (3.25m x 3.45m)

Double glazed window to rear. Radiator. Laminate flooring. Fitted wardrobe.

BEDROOM THREE 9' 6" x 7' 1" (2.89m x 2.16m)

Double glazed windows to front and side. Radiator. Laminate flooring. Power points. A range of fitted wardrobes.

BATHROOM

Obscure double glazed window. Heated towel rail. Laminate flooring. White suite comprising of Low flush W.C. Panelled bath with mixer shower attachment. Pedestal wash hand basin. Tiling to walls.



REAR GARDEN

Paved patio leading to lawn. Stepping stone path. Shed with power and lighting. Gated side entrance. Fenced boundaries.

FRONT GARDEN

Block paved own driveway with parking for four vehicles. Flower and shrub border.

PROPERTY DETAILS

Tenure: Freehold. Thurrock Council Tax Band: C. EPC: C.



AGENTS NOTE

AGENTS NOTES 1. Money Laundering Regulations and sanctions checks: Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment. 3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment. 4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin. 5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		