



## Frances Avenue, Chafford Hundred, Grays

**£380,000** Freehold

**SOLD**

A stunning example of a Three Bedroom Family Home, with a detached garage and ample parking space.

The south facing property offers spacious living and only 4 mins from Chafford Hundred Station.

Cloakroom | Close To Station | Conservatory | Double Glazing | Fitted Kitchen | Garage | Garden | Wooden Floors |

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PROPERTY SERVICES



## Three Bedroom Family Home Close to Station

A stunning example of a Three Bedroom Family Home, with a detached garage and ample parking space.

The south facing property offers spacious living and only 4 mins from Chafford Hundred Station.

As you enter this elegant home you have a wide hallway with a modern cloakroom. Enter the lounge which is neutral and elegant with real wood flooring leading onto the dining area and a separate modern kitchen which has only been fitted two years ago.

On the rear of the property you have a conservatory and access to the landscaped rear garden.

First Floor offers you a family bathroom tiled floor to ceiling, Master bedroom with recessed cupboard space, Second double room and very good size single bedroom with a built in wardrobe.

The property falls within the catchment area of Harris Academy and The Warren, perfect for the growing family. with ample parking space and only 4 mins walk to Chafford Hundred Station.

Viewings highly recommended the property will be available to move into by June.

Council Tax Band: D (Thurrock Council)

Tenure: Freehold

### Lounge

w: 3.8m x l: 4.5m x h: 2.5m (w: 12' 6" x l: 14' 9" x h: 8' 2")

Elegantly decorated with neutral walls and real wood flooring.

### Dining

w: 2.4m x l: 3.1m x h: 2.5m (w: 7' 10" x l: 10' 2" x h: 8' 2")

Attached to the living room you have a great size dining area with under stair storage.

### Kitchen

w: 2.2m x l: 3.1m x h: 2.5m (w: 7' 3" x l: 10' 2" x h: 8' 2")

Newly fitted kitchen only two years old.

The kitchen offers practicality.

### Conservatory

w: 3.8m x l: 2.8m x h: 2.5m (w: 12' 6" x l: 9' 2" x h: 8' 2")

A high quality conservatory installed which offers a great sun room with a south facing property

### Entrance hall

A wide entrance hall with a cloakroom,

### Bathroom

w: 1.9m x l: 2.2m x h: 2.5m (w: 6' 3" x l: 7' 3" x h: 8' 2")

Tiled floor to ceiling giving the property a modern feel.

### Master bedroom

w: 2.7m x l: 4.1m x h: 2.5m (w: 8' 10" x l: 13' 5" x h: 8' 2")

A good size double room with cupboard space. Situated at the rear of the property.

### Bedroom 2

w: 3.5m x l: 2.4m x h: 2.5m (w: 11' 6" x l: 7' 10" x h: 8' 2")

Second double room offers great living space for the growing family

### Bedroom 3

w: 2.6m x l: 2.2m x h: 2.5m (w: 8' 6" x l: 7' 3" x h: 8' 2")

A very good size single room with built in wardrobe.







This floorplan is for illustration purposes only, the measurements on this diagram are approximate. This floorplan was created by Ali & Co Property Services Ltd

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Free SD export floorplanner



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>	<b>87</b>	
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.