



## Frances Avenue, Chafford Hundred, Grays

**£435,000** Freehold

**SOLD**

Ali & Co are pleased to present a truly impressive three bedroom end of terrace house perfectly positioned for Chafford Hundred railway station.

This immaculately presented property is situated in a prime cul de sac that is walking distance to Chafford Hundred railway station.

Available to view now | Close Proximity To Lakeside Shopping Centre | Close to schools | Close To Station | Driveway | Modern Bathroom | Modern Property | Cul De Sac |

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**Ali&Co**  
PROPERTY SERVICES

## STUNNING THREE BEDROOM FAMILY HOME

Ali & Co are pleased to present a truly impressive three bedroom end of terrace house perfectly positioned for Chafford Hundred railway station. This immaculately presented property is situated in a prime cul de sac that is walking distance to Chafford Hundred railway station and a reasonable distance to both Warren Primary School and the Harris Academy. The attractive property boasts of an entrance hallway, ground floor cloakroom, living room, separate dining area and modern fitted kitchen. The upstairs accommodation comprises of three bedrooms, stylish fitted bathroom with feature tiled walls and a range of quality fitted wardrobes to the master bedroom. Externally the property has two off street parking spaces conveniently placed to the front of the property as well as a well manicured rear garden measuring approximately 44ft in depth.

Accommodation Comprises:-

### GROUND FLOOR

#### Entrance Hall

Wood effect laminate floor, radiator, stairs up to the first floor

#### Cloakroom/Wc

Obscure double glazed window to front, low flush wc, wash hand basin, partly tiled wall, radiator, wood effect laminate floor

#### Living Room

14'9 (4.50) x 12'6 (3.81)

Double glazed window to front with fitted shutter blinds, radiator, wood effect laminate floor

#### Dining Room

10'5 (3.18) x 8' (2.44)

French doors to rear garden with fitted shutter blinds, under stairs storage cupboard, radiator, wood effect laminate floor

#### Kitchen

10'5 (3.18) x 7'4 (2.24)

Double glazed window to rear with fitted shutter blind, door to rear garden, stainless steel sink and drainer, roll edge work surface, gas hob, electric oven, stainless steel splash back, extractor hood, matching base level and wall mounted units, tiled floor, integrated dish washer

### FIRST FLOOR

#### Landing

Stairs down to the ground floor, double glazed window to side, loft access

#### Bedroom One

11'4 (3.45) x 9'7 (2.92)

Double glazed window to rear, radiator, a range of fitted wardrobes and matching side cabinets and dressing table, wood effect laminate floor

#### Bedroom Two

11'11 (3.63) x 9'7 (2.92)

Double glazed window to front with fitted shutter blinds, radiator, wood effect laminate floor

#### Bedroom Three

8'10 (2.69) x 7'4 (2.24)

Double glazed window to front with fitted shutter blinds, over stairs storage cupboard, radiator, wood effect laminate floor



**Bathroom/wc**

Obscure double glazed window to rear, mosaic panelled bath with wall mounted shower over, low flush wc, pedestal wash hand basin, heated towel rail, tiled floor, tiled splashback, spotlights to ceiling, extractor fan

**EXTERIOR**

**Frontage**

Open planned frontage with side gate to rear garden

**Off Street Parking**

Two allocated parking spaces to front of property

**Rear Garden**

Approximately 44ft in depth, patio area, timber shed, shrub beds, decking area, outside tap, security light, gated side entrance, remainder laid to lawn

Council Tax Band: C (Thurrock Council)

Tenure: Freehold



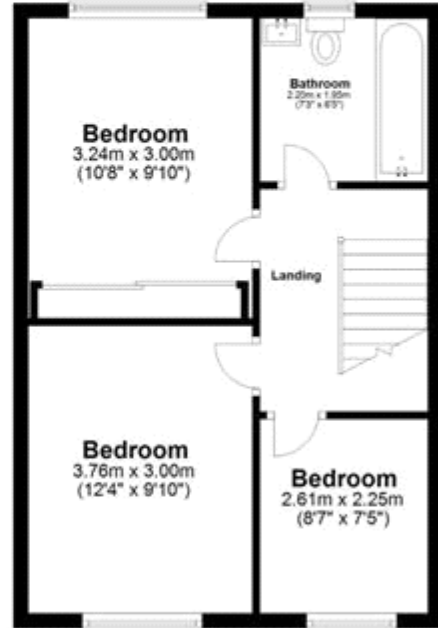
### Ground Floor

Approx. 58.8 sq. metres (633.0 sq. feet)



### First Floor

Approx. 41.8 sq. metres (450.2 sq. feet)



Total area: approx. 100.6 sq. metres (1083.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

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.