



Grenville Road, Chafford Hundred

£375,000 Freehold

Ali & Co are delighted to present to the market this Fantastic TWO BEDROOM TERRACED family home in the heart of CHAFFORD HUNDRED.

Car Port | Close Proximity To Lakeside Shopping Centre | Conservatory | Driveway | Fantastic Location | Garage | Harris Academy Catchment |

01375 806786

hello@aliandcoproperty.co.uk

Ali&Co
PROPERTY SERVICES

FANTASTIC TWO BEDROOM HOME

Ali & Co are delighted to present to the market this Fantastic TWO BEDROOM TERRACED family home in the heart of CHAFFORD HUNDRED.

LOCATION: The property is conveniently located near Harris Academy and is a short walk to Chafford Hundred C2C station, the property offers easy access to the Lakeside Shopping Centre and the A13/M25 road links.

ACCOMMODATION: This spacious two-bedroom modern family home features a welcoming entrance hallway with a WC, leading to a large lounge/dinning room. The ground floor also includes a separate Modern fitted kitchen with integrated appliances as well as a conservatory, providing ample space for family living and entertaining.

Upstairs you have two good size bedrooms , and a modern family Bathroom.

EXTERNALLY: The property features a generously sized landscaped garden and has a garage with driveway at the rear of the property , giving access to the garden.

This stunning home is ready for you to move in. Call our office today on 01375 806786 to arrange a viewing!

Council Tax Band: D (Thurrock Council)

Tenure: Freehold

Parking options: Garage

Electricity supply: Mains

Heating: Gas Mains

Bedroom 1

w: 4.21m x l: 3.47m (w: 13' 10" x l: 11' 5")

Bedroom 2

w: 2.16m x l: 4.08m (w: 7' 1" x l: 13' 5")

Kitchen

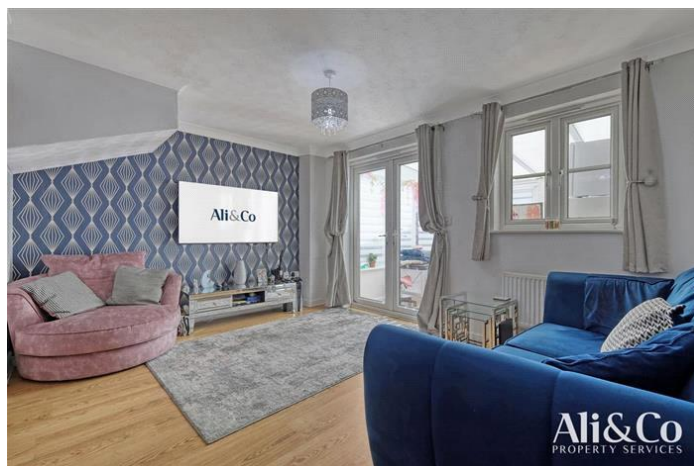
w: 2.1m x l: 2.89m (w: 6' 11" x l: 9' 6")

Lounge/diner

w: 4.12m x l: 4.48m (w: 13' 6" x l: 14' 8")

Conservatory

w: 3.3m x l: 3.39m (w: 10' 10" x l: 11' 1")





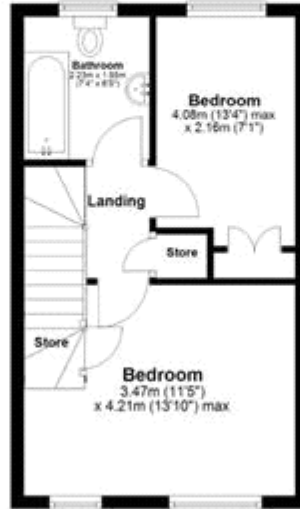
Ground Floor

Approx. 42.5 sq. metres (457.6 sq. feet)



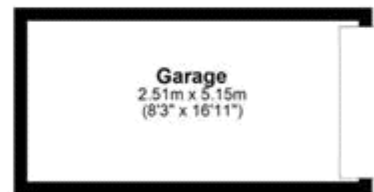
First Floor

Approx. 33.2 sq. metres (356.9 sq. feet)



Outbuilding

Approx. 12.9 sq. metres (138.8 sq. feet)

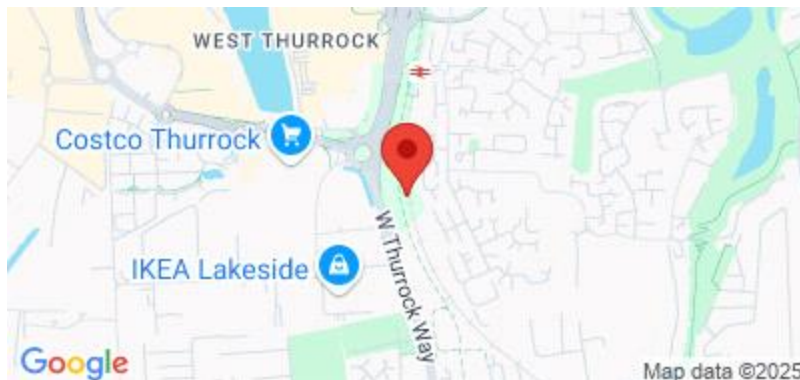


Total area: approx. 88.6 sq. metres (953.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Grenville Road



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.