



## Camden Road, Chafford Hundred, Grays

**£365,000** Freehold

Ali & Co are delighted to present to the market this FANTASTIC TWO BEDROOM TERRACED HOME IN CHAFFORD HUNDRED. Located on a quiet cul de sac, within walking distance to Tudour Court School.

Conservatory | Garage | Two Bedroom House | Close to schools | Cul De Sac | Great School Catchment | Off Street Parking | Prime Location | Close Proximity To Lakeside Shopping Centre |

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**Ali&Co**  
PROPERTY SERVICES



## TWO BEDROOM HOME CHAFFORD HUNDRED

Ali & Co are delighted to present to the market this FANTASTIC TWO-BEDROOM TERRACED HOME IN CHAFFORD HUNDRED.

Located on a quiet cul de sac, within walking distance to Tudor Court School.

Located in a quiet cul-de-sac with allocated parking and a garage, the property is easily accessible to all local schools, Grays and Chafford Hundred train stations, and Lakeside Shopping Centre.

The entrance porch leads to a good-sized lounge, through to a modern fitted kitchen with a conservatory, making it a great family space.

The conservatory opens out to a garden with a decking area and has gated access at the rear to the garage and additional parking.

On the first floor, there is a modern fully tiled family bathroom and two good-sized bedrooms with fitted wardrobes.

The property is well presented throughout. Internal viewing is highly recommended.

Council Tax Band: C (Thurrock Council)

Tenure: Freehold

### Living room

w: 3.76m x l: 4.7m x h: 2.5m (w: 12' 4" x l: 15' 5" x h: 8' 2")

### Kitchen

w: 3.62m x l: 3.09m x h: 2.5m (w: 11' 11" x l: 10' 2" x h: 8' 2")

### Conservatory

w: 2.68m x l: 2.5m (w: 8' 10" x l: 8' 2")

### Bedroom 1

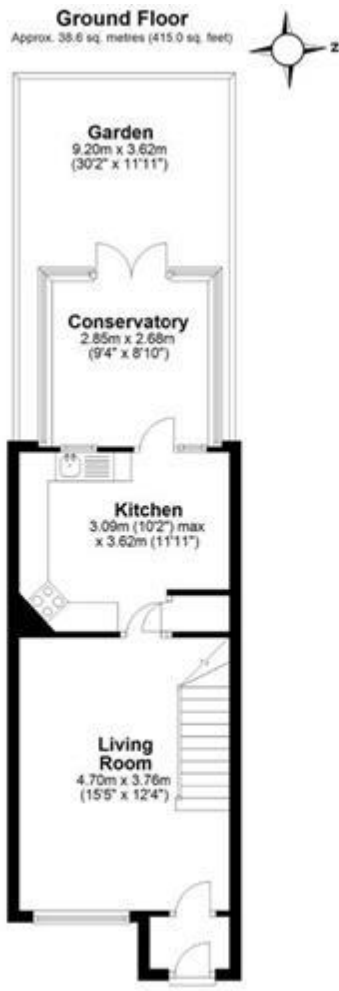
w: 3.7m x l: 2.98m x h: 2.5m (w: 12' 2" x l: 9' 9" x h: 8' 2")

### Bedroom 2

w: 3.1m x l: 2.91m x h: 2.5m (w: 10' 2" x l: 9' 7" x h: 8' 2")







Total area: approx. 70.1 sq. metres (754.3 sq. feet)  
**Camden Road**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</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.