



## Founes Drive, Chafford Hundred Essex

**£425,000** Leasehold

**SOLD**

Ali & Co are delighted to offer for sale this unique THREE DOUBLE BEDROOM Coach House with Two Undercroft Garages, In a popular development of Chafford Hundred.

Close Proximity To Lakeside Shopping Centre | Close to schools | Double Bedrooms | Open Plan Living | Secure Gated Parking | Spacious Lounge/Diner | Three Bedroom Coach House |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES

## STUNNING THREE BEDROOM COACH HOUSE FOR SALE.

Ali & Co are delighted to offer for sale this unique THREE DOUBLE BEDROOM Coach House with Two undercroft Garages, in the popular development of Chafford Hundred.

A very well positioned property in Chafford Hundred, with in close proximity to Tudor Court School, a small parade of shops, doctors surgery and vets. The location is great for access to lakeside shopping centre and A13/M25 road links.

This Family home offers an abundance of space and offers a versatile style of living.

On the first floor is a luxurious open plan kitchen with Island, overlooking the spacious lounge dining area, the first floor also has the added bonus of a family bathroom and a large double bedroom.

The master bedroom has an en-suite bathroom. The second floor has a further two double bedrooms and family bathroom, the property is maintained to a high standard throughout.

Externally the property is nestled away in a private cul-de-sac with gated access, you have a great size garden and outdoor space, the property also benefits from having two spacious garages.

The property is offered Chain Free and internal viewings highly recommended.

Council Tax Band: E (Thurrock Council)

Tenure: Leasehold (977 years)

Ground Rent: £0 per month

Service Charge: £1,980.7 per year





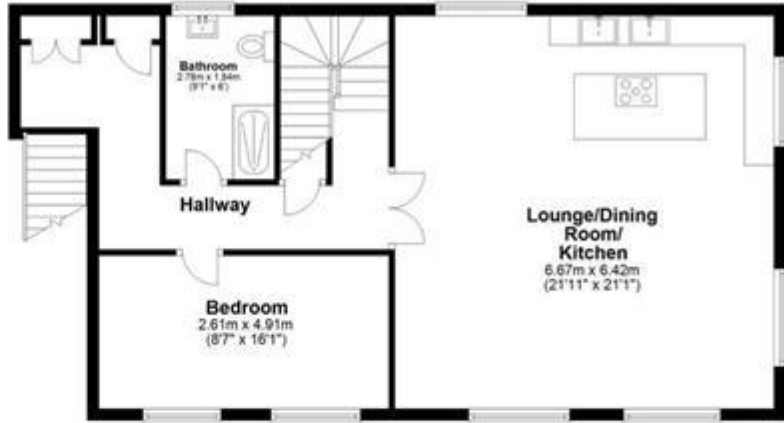
### Outbuilding

Approx. 35.0 sq. metres (376.6 sq. feet)



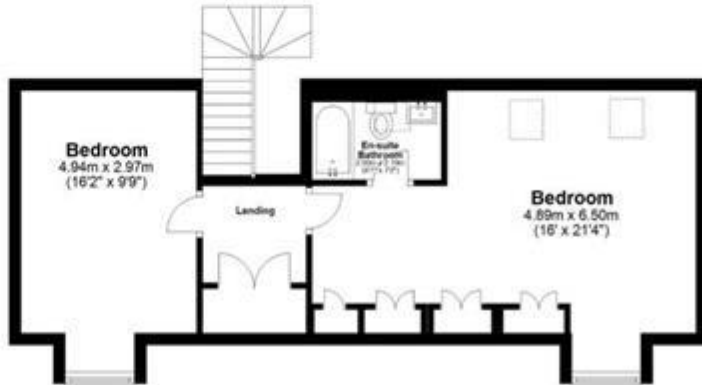
### First Floor

Approx. 78.8 sq. metres (848.3 sq. feet)



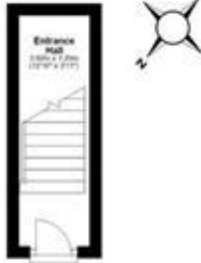
### Second Floor

Approx. 48.5 sq. metres (520.1 sq. feet)



### Entrance Hall

Approx. 4.7 sq. metres (50.6 sq. feet)



Total area: approx. 165.0 sq. metres (1775.6 sq. feet)

Founes Drive



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>76</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.