

Swallow Close, Chafford Hundred, Grays

Guide Price £350,000

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- TWO BEDROOMS, ENDLESS POSSIBILITIES! Two fantastic double bedrooms offering plenty of flexibility for peaceful nights, overnight guests or that dreamy home office you've been planning.
- LOUNGE GOALS UNLOCKED! A spacious lounge/diner perfect for cosy movie nights, fabulous dinner parties and entertaining friends. Your sofa, your playlist, your rules!
- KITCHEN CONFIDENTIAL! A modern kitchen ready for morning coffees, culinary masterpieces and those evenings when the takeaway menu is simply too tempting to resist.
- DOWNSTAIRS WC – SMALL ROOM, BIG WIN! A convenient ground-floor cloakroom makes everyday living easier and keeps guests from wandering upstairs during your next dinner party.
- GARDEN PARTY POTENTIAL! Your very own private rear garden offers the perfect setting for summer barbecues, sunny afternoons and a little outdoor relaxation. Bring on the good weather!
- PARKING WITHOUT THE PANIC! Enjoy the convenience of off-street parking, meaning less time circling the neighbourhood and more time relaxing at home. Now that's a lifestyle upgrade!
- COMMUTER GOALS ACHIEVED! Chafford Hundred station offers direct trains to London Fenchurch Street, making city commutes and spontaneous London adventures wonderfully convenient.
- RETAIL THERAPY ON YOUR DOORSTEP! Lakeside Shopping Centre is close by, bringing shopping, dining and entertainment within easy reach. Your weekend plans just got an upgrade!

Guide Price £350,000 - £375,000

Stylish, spacious and seriously well-connected! This gorgeous two-bedroom Chafford Hundred home delivers modern living, private garden, parking and effortless London links. Your next chapter starts right here!

Looking for a home that delivers on style, space and location without making you compromise on your wishlist? Well, stop scrolling, cancel the endless property searches and prepare to fall head over heels! Tucked away in the ever-popular Chafford Hundred, this beautifully presented two-bedroom house on Swallow Close is serving serious first-home goals, effortless everyday living and just the right amount of suburban sophistication.

STEP INSIDE – YOUR NEXT CHAPTER STARTS HERE!

Through the front door, you're welcomed by an entrance hall that sets the scene for everything this lovely home has to offer. First up, the modern kitchen – a stylish and practical space ready for everything from your morning caffeine fix to those ambitious dinner party recipes you've saved online but haven't quite attempted yet. Whether you're a culinary genius or a professional at ordering takeaway, this kitchen has you covered.

Continuing through the ground floor, you'll discover a handy downstairs WC, because nobody wants guests trekking upstairs every time nature calls. It's the little luxuries that make everyday life that bit easier!

And now for the main event – the spacious lounge/diner! This fantastic living space is made for kicking back, entertaining friends and creating those picture-perfect moments. There's room to relax after a long day, gather around the dining table for Sunday roasts or host a games night that gets slightly more competitive than originally planned. Netflix marathons? Absolutely. Dinner parties? Naturally. Impromptu living room dance-offs? We won't judge.

UPSTAIRS – DOUBLE THE BEDROOMS, DOUBLE THE POSSIBILITIES!

Head upstairs and you'll find two generously proportioned double bedrooms, both offering the flexibility to suit your lifestyle. The principal bedroom is ready to become your personal sanctuary, while bedroom two is equally impressive – perfect for guests, a growing family, a stylish home office or that dressing room you've been manifesting since your first Pinterest board.

Completing the first floor is the family bathroom, conveniently positioned to serve both bedrooms and keep those morning routines running smoothly. No unnecessary drama, just practical everyday living.

OUTSIDE – YOUR OWN LITTLE SLICE OF THE GOOD LIFE!

Step outside and discover your private rear garden, offering a wonderful space to enjoy some fresh air without leaving home. Picture sunny afternoons, summer barbecues, your favourite drink in hand and a garden gathering that starts with 'just a few friends' and somehow becomes the social event of the season.

Whether you're dreaming of a cosy outdoor seating area, a spot to embrace your inner gardening influencer or simply somewhere to unwind, this garden is ready for its next chapter.

And because convenience is always in fashion, the property also benefits from off-street parking. That's right – less time hunting for a parking space and more time enjoying your new home. We love a practical perk!

LOCATION, LOCATION, LOCATION – CHAFFORD HUNDRED IS HAVING ITS MOMENT!

Swallow Close enjoys a fantastic position within the sought-after Chafford Hundred development, putting everyday essentials, shopping opportunities and excellent transport connections within easy reach.

For commuters, Chafford Hundred railway station provides direct services into London Fenchurch Street, making those trips into the capital refreshingly straightforward. Big city career, relaxed suburban lifestyle? Consider the balance officially achieved.





THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/21-swallow-close-grays-rm16-6rh/5780912

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

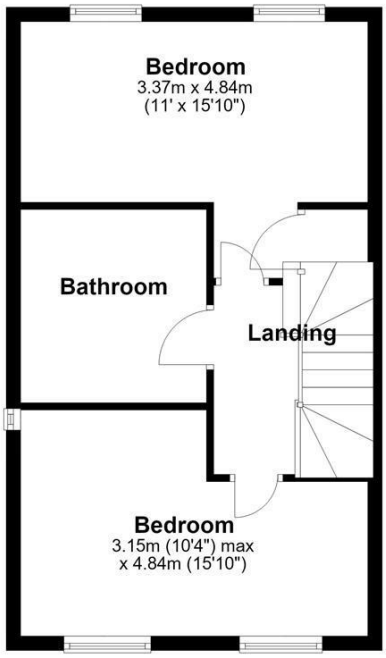
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.

AGENTS NOTE:
We are required under the Estate Agents Act 1979 and provisions of the information regulations 1991 to point out that the client we are acting for in the sale of this property is a connected person as defined by that act.

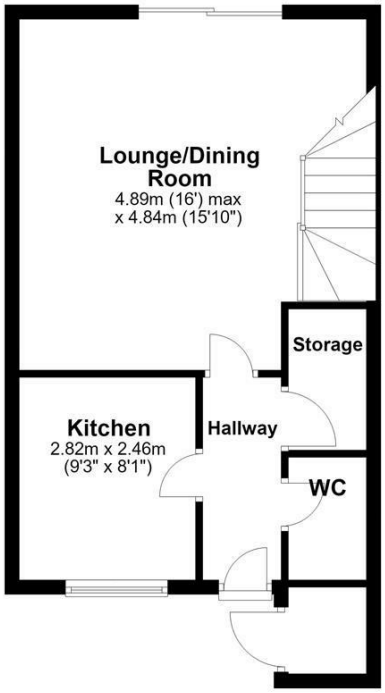




First Floor



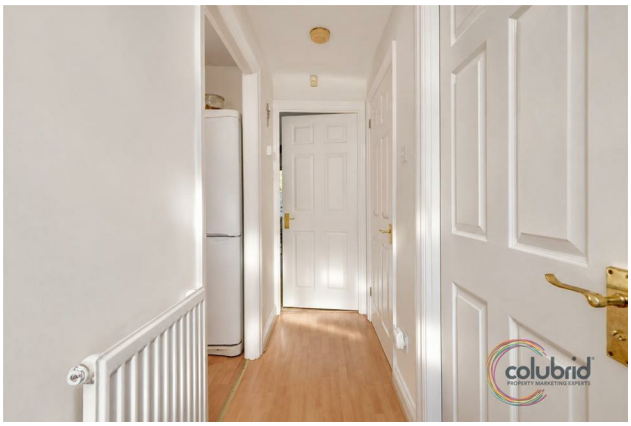
Ground Floor



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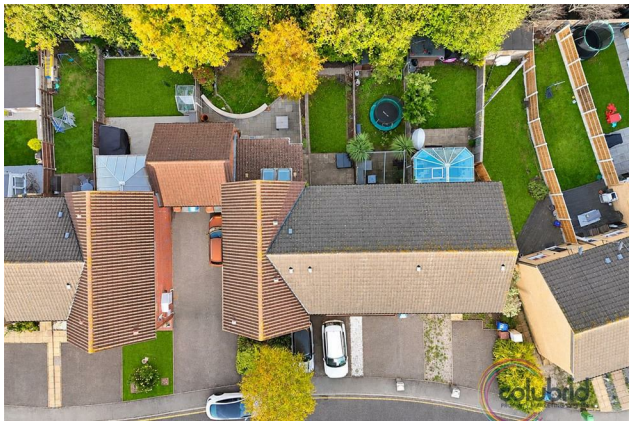












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