



Sartoria Close, Grays

Guide Price £400,000



- Impressive four bedroom terraced townhouse arranged over three thoughtfully planned floors, offering flexible accommodation perfectly suited to modern family living
- Spacious open-plan lounge/kitchen/diner forming the heart of the home, ideal for entertaining, family time and everyday living
- Well-presented contemporary kitchen seamlessly integrated into the living space, creating a sociable and practical layout
- Ground floor WC and welcoming entrance hallway, adding everyday convenience and a sense of arrival
- Three well-proportioned first floor bedrooms, ideal for children, guests or home working, serviced by a modern family bathroom
- Largest first floor bedroom with private balcony, providing a perfect spot for morning coffee or evening relaxation
- Entire second floor dedicated to the principal bedroom, offering excellent privacy and a calm retreat from the rest of the home
- Well-appointed en-suite bathroom to the master bedroom, enhancing comfort and convenience
- Good-sized rear garden, ideal for outdoor dining, entertaining or family use
- Allocated parking and excellent location, just 0.9 miles from Chafford Hundred station and close to outstanding local schools including Harris Academy



Guide Price - £400,000 - £475,000

Arranged over three smartly designed floors, this contemporary four bedroom townhouse delivers space, style and flexibility in equal measure — ticking all the boxes for modern family living.

Step inside to an inviting entrance hallway with a handy ground floor WC before the home opens up into a sleek open-plan lounge/kitchen/diner — the true social hub of the house and the perfect backdrop for everything from busy weekday mornings to relaxed weekend hosting.

Up on the first floor you'll find three well-proportioned bedrooms and a stylish family bathroom, with the largest bedroom enjoying its very own balcony — ideal for that first coffee of the day or a well-earned glass of something chilled in the evening. The entire top floor is dedicated to the principal bedroom, offering a peaceful retreat complete with a smart en-suite bathroom and a welcome sense of privacy.

Outside, a good-sized rear garden provides space to unwind, entertain or let little ones run free, while allocated parking keeps life convenient. The location speaks for itself: just 0.9 miles from Chafford Hundred station and within easy reach of excellent local schools, including the highly regarded Harris Academy, proudly rated Outstanding by Ofsted.

In short: flexible living, a great location and a home that's ready to fit around real life.

Chafford Hundred is a popular and well-established residential location, favoured for its excellent transport links, family-friendly atmosphere and strong local amenities. The area offers a good balance of suburban living with everyday convenience, making it ideal for commuters and growing families alike.

Chafford Hundred train station provides direct links into London, while the nearby A13 and M25 offer easy road access to surrounding towns and beyond. Lakeside Shopping Centre is close at hand, delivering an extensive choice of retail, dining and leisure facilities, from high-street favourites to restaurants, cinemas and gyms.

Families are well catered for with a selection of reputable local schools, including the highly regarded Harris Academy, rated Outstanding by Ofsted. Green spaces, lakeside walks and recreational facilities are also nearby, providing welcome outdoor escapes and a strong sense of community.

Overall, Chafford Hundred combines connectivity, convenience and lifestyle appeal — a location that continues to attract buyers looking for quality living with everything within easy reach.



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THE SMALL PRINT:

Council Tax Band: D
Local Authority: Thurrock

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. £80 + 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.





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