

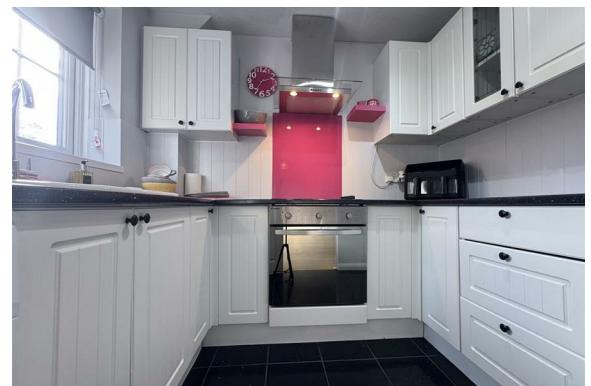


## Dudley Close, Chafford Hundred

Guide Price £260,000



- No onward chain
- A beautifully presented and fantastic size two bedroom maisonette
- Boasting its own large garden with a summerhouse which could be used as an office
- Excellent size living space throughout
- Lovely size lounge/diner
- Modern kitchen
- Well appointed bathroom
- Two excellent size double bedrooms
- Allocated parking to the front
- Extended lease of 153 years giving peace of mind and security to the next owner



**\*GUIDE PRICE £260,000 - £280,000\***

**No chain and full of charm! This two-bed Chafford Hundred maisonette boasts a modern kitchen, spacious lounge/diner, large garden with summerhouse, allocated parking, and a 153-year lease —ideal for first-time buyers or anyone craving low-maintenance, stylish living.**

Nestled in the desirable area of Dudley Close, Chafford Hundred, this beautifully presented two-bedroom maisonette offers an exceptional living experience. With no onward chain, this property is ready for you to move in and make it your own.

Upon entering, you are greeted by a welcoming hallway that leads to the first floor. Here, you will find a spacious landing that opens up to a generous lounge/diner, perfect for both relaxation and entertaining. The modern kitchen is well-equipped, making meal preparation a delight, while the contemporary bathroom adds a touch of luxury to your daily routine. Both double bedrooms are of excellent size, providing ample space for rest and personalisation.

One of the standout features of this maisonette is its own large garden, complete with a shed and a charming summerhouse. This versatile space could easily serve as a home office or a tranquil retreat for leisure activities. Additionally, the property benefits from allocated parking at the front, ensuring convenience for you and your guests.

With an extended lease of 153 years, this maisonette not only offers a comfortable living space but also provides security and peace of mind for any prospective buyer. The property's own front door enhances the feeling of independence, giving it a true "house" atmosphere.

This maisonette is an ideal choice for first-time buyers, small families, or anyone seeking a low-maintenance home in a vibrant community. Don't miss the opportunity to view this delightful property and experience all it has to offer.



#### THE SMALL PRINT:

Length of Lease: 153 years remaining

Peppercorn Ground Rent: £0

Annual Service Charge: £1,100

Freeholder: tbc

Council Tax Band: B

Local Authority: Thurrock

EICR Certificate valid until 2031

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.

