



13 CHICHESTER CLOSE GRAYS, RM16 6DJ

£450,000
FREEHOLD

£450,000!

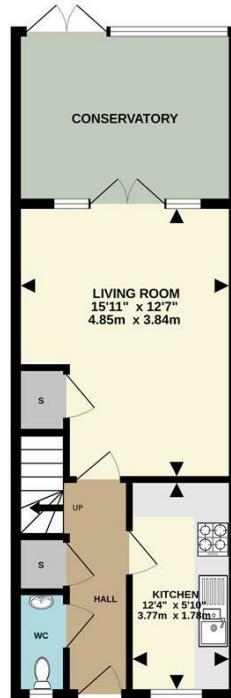
Unexpectedly back on the market – a fantastic second chance to secure this sought-after property.

This well appointed three-bedroom terraced townhouse is located in the highly desirable gated community of Chafford Hundred, making it the perfect family home. Upon entering, you are greeted by a welcoming entrance hall that leads to a well-equipped kitchen, a comfortable lounge, and a bright conservatory — ideal for relaxation and entertaining.

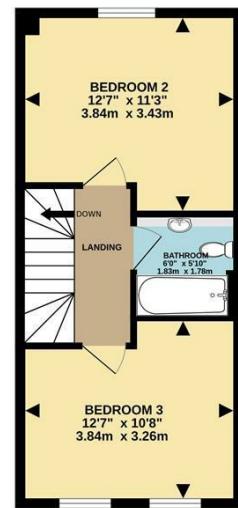
On the first floor, you will find two generously sized bedrooms alongside a modern three-piece family bathroom. The top floor features the spacious master bedroom, complete with a dressing room

tm
thomas marsh

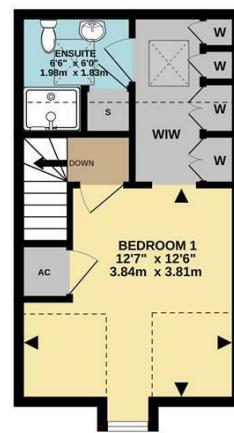
Ground Floor
481 sq.ft. (44.7 sq.m.) approx.



1st Floor
353 sq.ft. (32.8 sq.m.) approx.



2nd Floor
285 sq.ft. (26.5 sq.m.) approx.



epcsinsex

TOTAL FLOOR AREA: 1119 sq.ft. (104.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. All dimensions are approximate and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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