



## Hodges Close, Chafford Hundred, Grays

**£425,000** Freehold

**SOLD**

Ali & Co are delighted to present to the markets this Fantastic THREE BEDROOM SEMI DETACHED family home in the heart of CHAFFORD HUNDRED, CHAIN FREE.

CHAIN FREE | Close Proximity To Lakeside Shopping Centre | Cul De Sac | Driveway | Ensuite Master Bedroom | Fantastic Location | Great School Catchment | Cloakroom | Garage

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**Ali & Co**  
PROPERTY SERVICES

## THREE BEDROOM SEMI DETACHED FAMILY HOME

**LOCATION:** The property is in an excellent location, situated near Harris Academy and Chafford Hundred C2C station. It offers convenient access to the Lakeside Shopping Center and the A13/M25 road links.

**ACCOMODATION:** This spacious Three bedroom family home has a welcoming entrance hallway with WC, leads to a large lounge, a separate kitchen and a dining room.

**BEDROOMS:** The property has Three good size bedrooms, the Master bedroom has the added bonus of an en-suite bathroom.

**MODERN FEATURES:** The property is well presented throughout, featuring a modern kitchen and family bathroom.

**EXTERNALLY:** The property is situated in a quiet cul-de-sac, featuring a generously sized garden and a Garage with driveway giving side access to the garden.

Internal viewings highly recommended, please call to arrange your viewing.

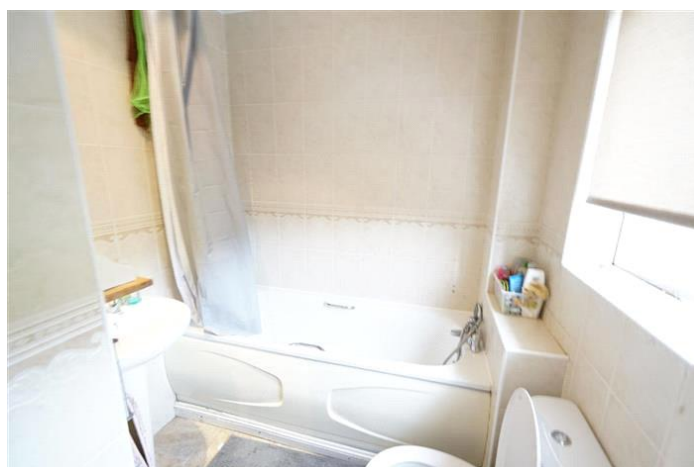
Council Tax Band: D (Thurrock Council)

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden





GROUND FLOOR  
587 sq.ft. (54.5 sq.m.) approx.

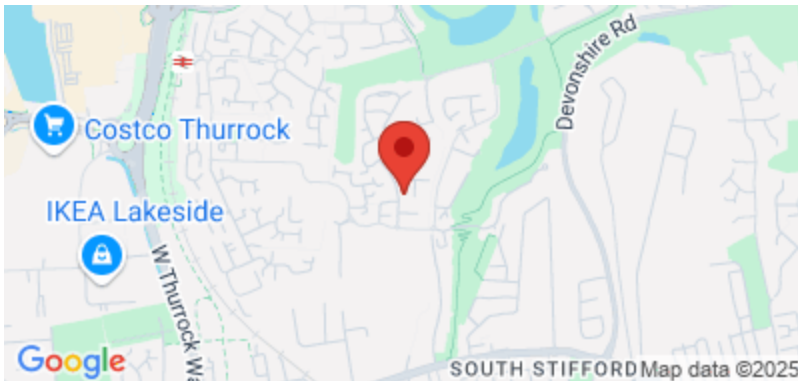


1ST FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.3 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. This plan is for illustrative purposes only and should 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	74	86
<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.