



## Somerset Close, Chafford Hundred

**£450,000** Freehold

**SSTC**

Ali & Co are delighted to present to the market this fantastic newly built THREE BEDROOM SEMI DETACHED family home In CHAFFORD HUNDRED. The property offers modern living in a desirable location.

Ample Parking | Cloakroom | Close Proximity To Lakeside Shopping Centre | Close to schools | Close To Station | Close to Town Centre | Driveway | Fantastic Location | Newly Developed |

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**Ali&Co**  
PROPERTY SERVICES

Ali & Co are delighted to present to the market this fantastic newly built Three bedroom semi detached family home In CHAFFORD HUNDRED. The property offers modern living in a desirable location.

**LOCATION:** located just a mile walk from the Grays C2C train station and provides easy access to the A13 and M25, perfect for local amenities and Lakeside Shopping Centre nearby, this home is in a convenient and desirable location.

**ACCOMMODATION:** This spacious Three bedroom family Home offers a well thought layout designed for modern living includes a large open plan stunning Kitchen lounge /dining area making it a the perfect family space , the Property has a welcoming entrance hallway including a convenient WC adding to the practicality of the space.

**BEDROOMS:** There are three well proportioned bedrooms.

**MODERN DESIGN:** The property was Constructed in 2020 by award-winning home builder Bellway Homes ,with new design features the property is well presented through out featuring a fully fitted modern kitchen with Integrated appliances and a contemporary family Bathroom.

**EXTERNALLY:** The property is situated in a quite cul-de-sac, and is well positioned with side access to a generous Garden. The property has a driveway to the side providing ample parking.

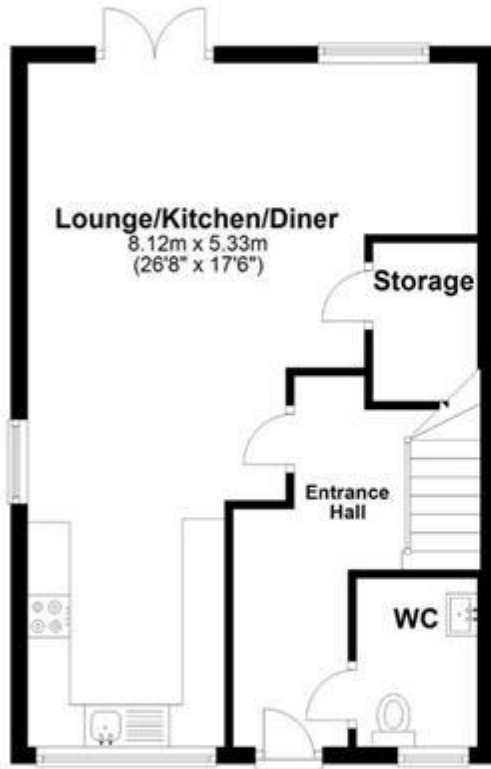
Tenure: Freehold





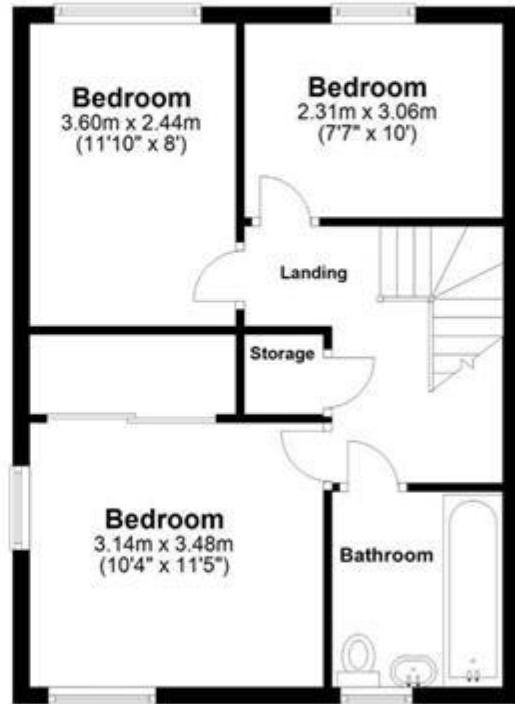
### Ground Floor

Approx. 43.3 sq. metres (466.1 sq. feet)



### First Floor

Approx. 44.1 sq. metres (475.0 sq. feet)



Total area: approx. 87.4 sq. metres (941.1 sq. feet)  
**Somerset Close, Grays**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		<b>96</b>
(81-91)	<b>B</b>	<b>84</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			
<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.