



# 13 CHICHESTER CLOSE

GRAYS, RM16 6DJ

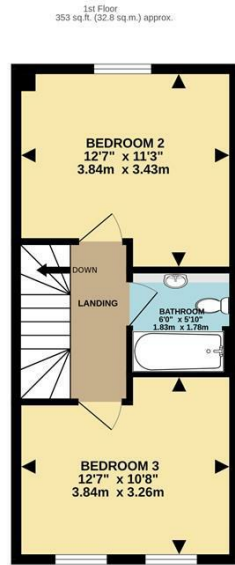
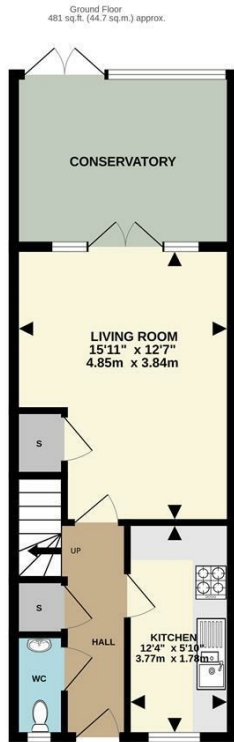
£450,000  
FREEHOLD

Guide Price £450,000 - £475,000 - 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 and an en-suite bathroom for added privacy and convenience.

Outside, the rear garden offers a tranquil space for outdoor activities and gatherings. Parking is hassle-free with allocated parking spaces, as well as a garage for additional storage.

**tm**  
thomas marsh



epcsinessex  
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. 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 plus) A			87
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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