



## BRANDON CLOSE, CHAFFORD HUNDRED, GRAYS

**\*\*\*At a guide price of £675,000 – £700,000\*\*\* CHAIN FREE!**

**This is a substantial Five bedroom detached family home in Chafford Hundred. EPC C | OFF STREET PARKING FOR UPTO FOUR CARS | GARAGE CONVERSION TO LARGE BEDROOM WITH EN SUITE | HARRIS ACADEMY AND TUDOR COURT CATCHMENT**

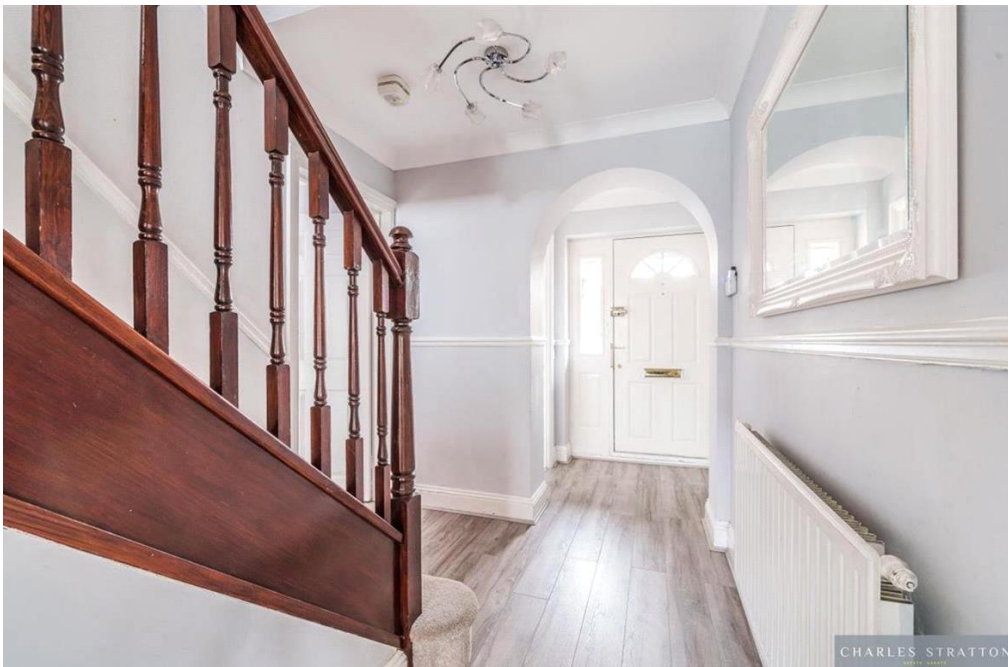
Freehold | 5 bedroom detached house for sale



CHARLES STRATTON  
ESTATE AGENTS



CHARLES STRATTON



CHARLES STRATTON

**\*\*\*At a guide price of £675,000 – £700,000\*\*\***

This is a substantial extended 5 bedroom detached family home in Chafford Hundred, particularly well-suited for families prioritising education, given its proximity to Tudor Court Primary School and the current catchment of the Outstanding rated Harris Academy.

#### Space & Versatility

**Flexible Layout:** Arising from a double garage conversion with full planning permission, the ground-floor bedroom (16'1 (4.9m) max x 15'7 (4.75m) max with an en-suite and independent heating is a major selling point—perfect for multi-generational living, a guest suite, or a quiet home office.

**Generous Living Areas:** Separate lounge and dining rooms provide distinct zones for relaxation and entertaining, complemented by a high-spec kitchen with granite worktops.

**Bedrooms:** All five bedrooms are described as "good-sized," with three doubles bedroom (with built in wardrobes) on the upper floor.

#### Practicality & Location

**Convenience:** No onward chain means a potentially faster and less stressful move.

**Parking:** A paved driveway for up to four cars is a rare and valuable asset in this area.

**Commuter Links:** Close proximity to both Chafford Hundred C2C station and/or Grays provides direct access to London Fenchurch Street, while Lakeside and Bannatyne's Gym cover retail and leisure.

#### External Features

**Garden:** A low-maintenance 40ft x 43ft garden—wide enough for family use without requiring excessive upkeep.

**Efficiency:** A Council Tax Band F and EPC Band C (typical for modern builds of this size) suggest reasonable running costs for a house of this scale.

**Council Tax Band: F**

**Tenure: Freehold**

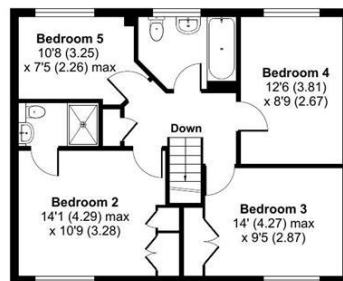
- Chain Free
- Detached Five Bedroom Property
- Double Garage Conversion
- Currently Harris Academy/Tudor Court Catchment
- Large Living Room
- Separate Dining Room
- Kitchen/Breakfast Room
- Ground Floor Cloakroom
- Family Bathroom and En-Suite
- Off Street Parking for Four Vehicles
- Council Tax Band F
- EPC C



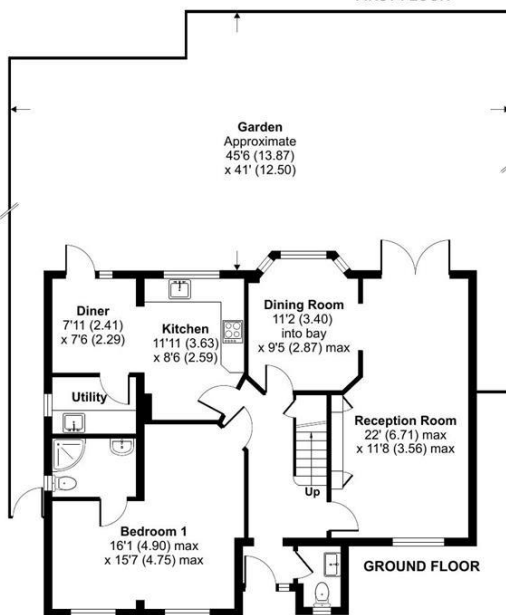
# Brandon Close, Chafford Hundred, Grays, RM16

Approximate Area = 1530 sq ft / 142.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charles Stratton Estates Ltd. REF: 1071050

Energy Efficiency Rating	
Current	Potential
A (92-100)	84
B (81-91)	
C (69-80)	74
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

EU Directive 2002/91/EC

England & Wales

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.

Viewing by appointment only  
Charles Stratton Estates Ltd

192 Main Road, Gidea Park, Romford RM2 5HA

Tel: 01708 726 817 Email: sales@charlesstratton.co.uk Website: www.charlesstratton.co.uk

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. For any information regarding broadband and mobile phone signals go to OfCom via this link - <https://checker.ofcom.org.uk/>