



## Parnell Close, Chafford Hundred, Grays

**£495,000** Freehold

**SOLD**

Ali & Co are pleased to present this stunning Link Detached THREE BEDROOM TWO BATHROOM FAMILY HOME, Located within close proximity of Harris Academy a School Outstanding Ofsted marks.

CHAIN FREE | Conservatory | Cul De Sac | Ensuite Bathroom | Garage | Landscaped Garden | Three Double Rooms |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES

## STUNNING THREE BED TWO BATH FAMILY HOME

Ali & Co are pleased to present this stunning Link Detached THREE BEDROOM TWO BATHROOM FAMILY HOME, Located within close proximity of Harris Academy a School Outstanding Ofsted marks. The property offers excellent accommodation with 3 double bedrooms master bedroom has built in wardrobes and ensuite shower, Family bathroom, Downstairs WC, Family kitchen, spacious lounge leading to a great size conservatory, the property also benefits from having a landscaped south facing garden with rear access to the garage. The front of the property offers great kerb appeal, with access to a car port and garage entrance, the property is also situated on a quiet cul de sac with long residing neighbours.

A fantastic property all round for a family home, The home is offered with no onward chain.

Call Ali & Co now to arrange a viewing internal viewings highly recommended to appreciate the space the property offers.

Council Tax Band: D (Thurrock Council)  
Tenure: Freehold

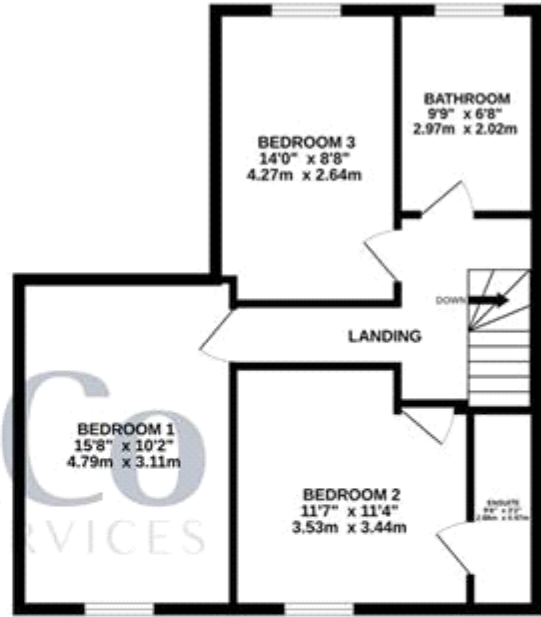




GROUND FLOOR  
866 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1450 sq.ft. (134.7 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>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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.