



70 GRIFON ROAD

GRAYS, RM16 6RJ

£800,000
FREEHOLD

Just WOW

Prepare to fall in love with this beautifully presented four-bedroom detached family home, perfectly positioned in the heart of the highly sought-after Chafford Hundred.

Having been thoughtfully extended and finished to an exceptional standard throughout, this stunning property offers the perfect combination of elegant interiors, generous living space and modern family living. Every detail has been carefully considered, creating a home that is truly ready to move straight into – simply unpack your bags and enjoy.

tm
thomas marsh

Approximate Gross Internal Area = 1,592 sq ft / 147.88 sq m
Ground Floor Area (809 sq ft / 75.18 sq m approx.)
First Floor Area (783 sq ft / 72.72 sq m approx.)



Ground Floor

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The plan is intended solely as a layout guide, and no liability is taken for any errors, omissions, or misstatement. It does not constitute in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection searches, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements shapes, compass bearing, position and distances are approximate. No guarantee is provided regarding the total area. Not to scale.

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Reduced headroom below 1.5m / 5'0"



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

Grays Sales
47 Orsett Road
Grays
Essex
RM17 5HJ

01375 370779
sales@thomas-marsh.com
www.thomas-marsh.com

