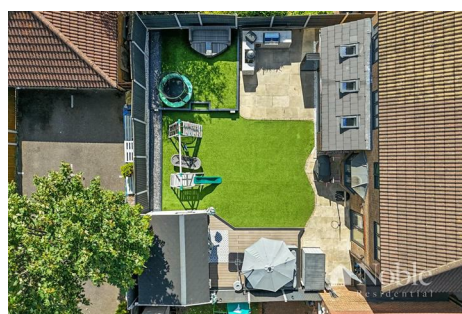




Brandon Close, Chafford Hundred, RM16

Guide Price £800,000 - £850,000

Located on a private road is this impressive detached home offering the perfect blend of space, comfort and luxury for modern family living. With six generously sized bedrooms, this property is ideal for larger families or those who simply desire extra room for guests or a home office.

The hub of the home has to be the kitchen breakfast room with its impressive island there are further two reception rooms, providing ample space for relaxation and entertaining. Further accommodation includes a utility room, ground floor WC, dressing area and ensuite to the master bedroom and a family bathroom with its very own TV.

Externally there is a private driveway, garage and 48' x 31' garden with detached timber outbuilding.

Guide Price £800,000 - £850,000 - Freehold - Council Tax: F

Brandon Close

Grays, RM16 6QX



Entrance Hall

Entrance door, stairs to first floor, under stairs cupboard, Karndean flooring.

Ground Floor WC

Frosted double glazed window to front, low level WC, pedestal wash hand basin, heated towel rail, Karndean flooring.

Lounge

21'11 x 11'7 narrowing to 8'11 (6.68m x 3.53m narrowing to 2.72m)

Double glazed window to front, double glazed French doors to rear, carpet, two radiators, media wall suitable for a 65" TV.

Dining Room

11'2 x 9'3 (3.40m x 2.82m)

Double glazed bay window to rear, radiator, Karndean flooring.

Kitchen/Breakfast Room

17'7 x 16'2 (5.36m x 4.93m)

Double glazed bi-fold doors with builtin blinds to garden, three electric double glazed skylights, tiled flooring with underfloor heating, wall of floor to ceiling units with fitted appliances including two self cleaning ovens, microwave and coffee machine, island with units under and breakfast bar area, granite worktop, induction hob and pop up extractor, inset sink, built in media wall suitable for a 85" TV, fitted speakers, flame effect fire, radiator.

Utility Room

7'4 x 4'8 (2.24m x 1.42m)

Double glazed door to side, tiled flooring, plumbing for washing machine, granite worktop with inset sink.

Bedroom Six/Reception Room

15'8 x 8'8 (4.78m x 2.64m)

Double glazed window to front, laminate flooring, radiator, fitted storage units.

Landing

Loft access, with pull down ladder (loft is partially boarded and has a light), carpet, cupboard.

Master Bedroom

12'10 x 11'4 (3.91m x 3.45m)

Double glazed window to front, carpet, radiator, opening to walk in wardrobe.

En Suite

7'11 x 7'10 (2.41m x 2.39m)

Frosted double glazed window to front, walk in shower enclosure with rainfall shower head, low level WC, vanity wash hand basin, radiator, tiled walls and flooring, underfloor heating.

Bedroom Two

10'7 x 8'7 (3.23m x 2.62m)

Double glazed window to rear, carpet, radiator, fitted wardrobe.

Bedroom Three

9'4 x 8'4 (2.84m x 2.54m)

Double glazed window to front, carpet, radiator.

Bedroom Four

10'9 x 7'1 (3.28m x 2.16m)

Double glazed window to rear, laminate flooring, radiator.

Bedroom Five

10'2 narrowing to 7'2 x 7'11 (3.10m narrowing to 2.18m x 2.41m)

Double glazed window to rear, carpet, radiator.

Bathroom

Frosted double glazed window to rear, spa bath with shower over and television, vanity wash hand basin, low level WC, heated towel rail, tiled flooring and walls.

Garden

48' x 31' (14.63m x 9.45m)

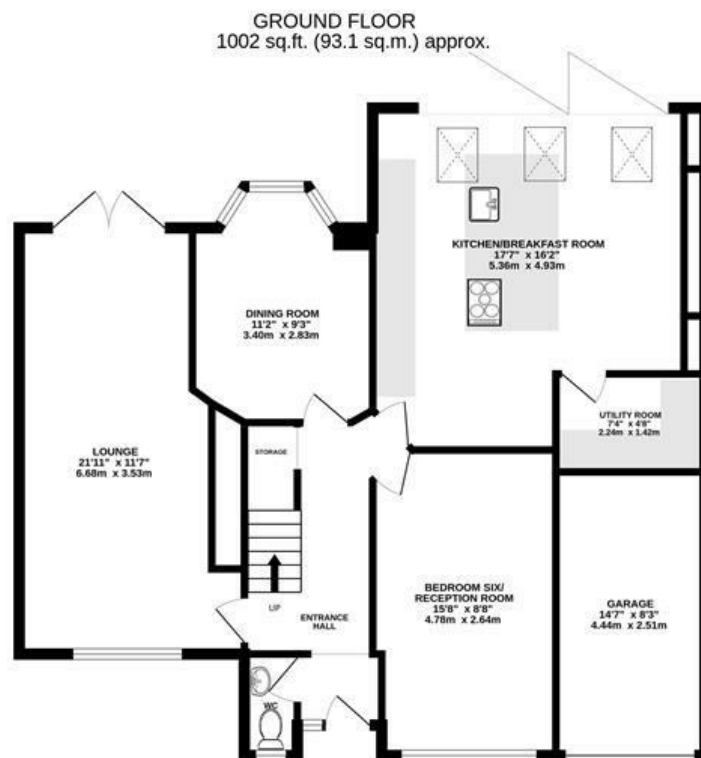
Side pedestrian access to one side and storage shed to the other, patio area, decked area, artificial grass, outdoor kitchen area with BBQ and smoker to remain, outside lighting, power and tap, timber out building (13' x 9'9) with power and light.

Driveway & Garage

14'7 x 8'3 (4.45m x 2.51m)

Driveway to front for four cars plus additional parking available on private road and integral garage which houses boiler.





TOTAL FLOOR AREA: 1773 sq.ft. (164.8 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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Material Information:
Council Tax Band: F
Tenure: Freehold

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC