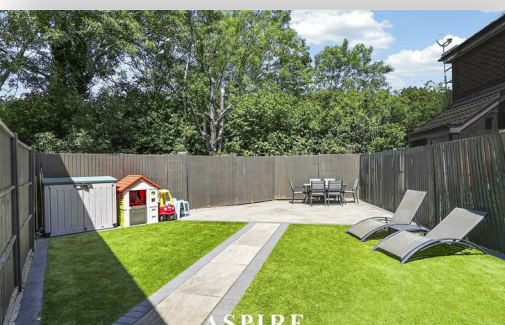


**To arrange a viewing contact us
today on 01268 777400**



Dudley Close, Grays Asking price £275,000

Aspire Estate Agents are proud to present this beautifully maintained two-bedroom first-floor maisonette, perfectly positioned in the ever-popular Chafford Hundred.

Offering an excellent combination of comfort, convenience and outdoor space, this property is ideally located within walking distance of highly regarded local schools, shops, everyday amenities and Chafford Hundred Station, providing excellent transport links for commuters. The stunning Chafford Gorges Nature Park is also on your doorstep, offering picturesque walking trails and open green spaces to enjoy all year round.

The accommodation is bright and well proportioned throughout, comprising a welcoming entrance hallway, a spacious living and dining room, a well-appointed kitchen, two generous double bedrooms, a modern family bathroom, and an abundance of built-in storage with additional loft space.

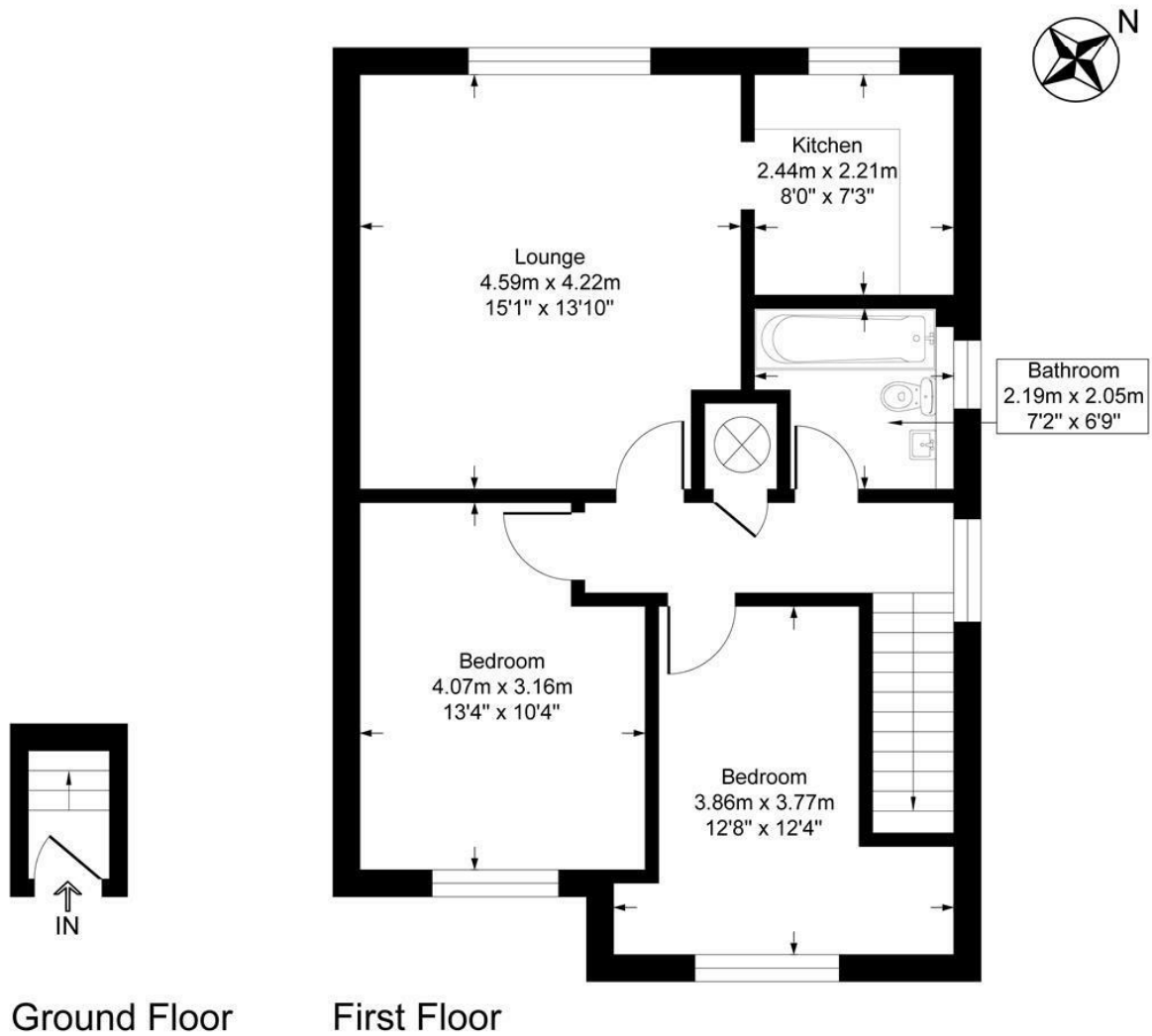
Outside, the property continues to impress with a beautifully landscaped private rear garden, thoughtfully designed by the current owners to create a peaceful and low-maintenance space, ideal for relaxing, entertaining or family enjoyment. To the front, the property also benefits from allocated parking.

This fantastic maisonette would make an ideal first-time purchase, a perfect home for young families or downsizers, and an excellent investment opportunity. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

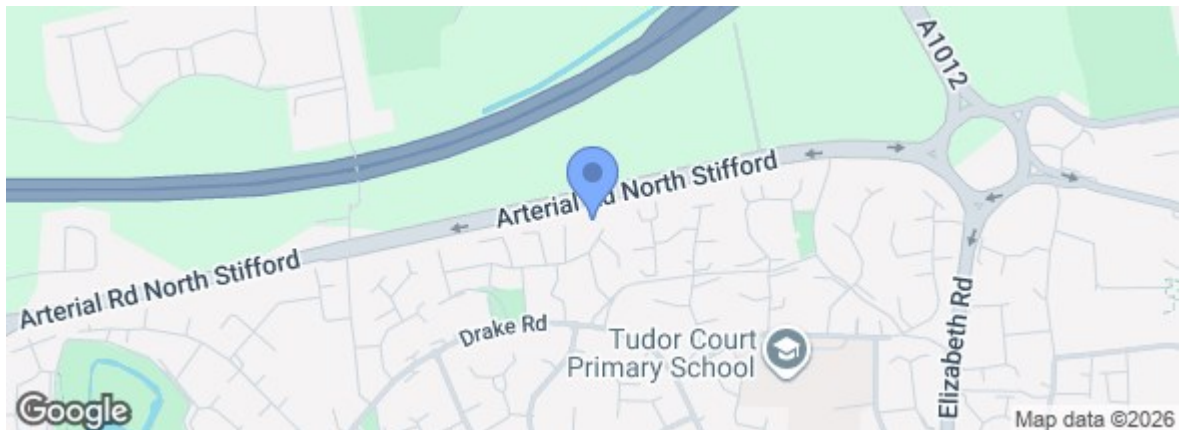
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Dudley Close

Approximate Gross Internal Floor Area = 62.7 sq m / 676 sq ft



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



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.