



Rookery View, Grays

£430,000 Freehold

SOLD

Ali & Co are delighted to have on offer this exceptional FOUR BEDROOM TWO BATHROOM AND TWO RECEPTION FAMILY HOME, with a 90ft landscaped garden and access to a detached garage.

Close to schools | Close to Town Centre | Detached Garage | Double Glazing | Extended | Four Bedroom House | Landscaped Garden | Loft Conversion | Off-street parking | Driveway |

01375 806786

hello@aliandcoproperty.co.uk

Ali&Co
PROPERTY SERVICES

FOUR BEDROOM EXTENDED FAMILY HOME

Ali & Co are delighted to have on offer this exceptional FOUR BEDROOM TWO BATHROOM AND TWO RECEPTION FAMILY HOME, with a 90ft landscaped garden and access to a detached garage.

The property has been maintained to a high standard, situated close to all local amenities and transport, rear of the property extended with breakfast room, loft conversion as the 4th bedroom. Rookery View is a pleasant quiet road surrounded with family homes. Viewings highly recommended.

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

Living room

w: 3.8m x l: 3.7m x h: 2.5m (w: 12' 6" x l: 12' 2" x h: 8' 2")

Dining

w: 3.4m x l: 3.5m x h: 2.5m (w: 11' 2" x l: 11' 6" x h: 8' 2")

Kitchen

w: 1.8m x l: 5.4m x h: 2.5m (w: 5' 11" x l: 17' 9" x h: 8' 2")

Kitchen/diner

w: 3.3m x l: 2.7m x h: 2.5m (w: 10' 10" x l: 8' 10" x h: 8' 2")

Bathroom

w: 1.8m x l: 1.5m x h: 2.5m (w: 5' 11" x l: 4' 11" x h: 8' 2")

Bedroom 1

w: 3.4m x l: 3m x h: 2.5m (w: 11' 2" x l: 9' 10" x h: 8' 2")

Bedroom 2

w: 3.1m x l: 3.4m x h: 2.5m (w: 10' 2" x l: 11' 2" x h: 8' 2")

Bedroom 3

w: 1.9m x l: 2m x h: 2.5m (w: 6' 3" x l: 6' 7" x h: 8' 2")

Bedroom 4

w: 4.8m x l: 3.8m x h: 2.1m (w: 15' 9" x l: 12' 6" x h: 6' 11")

Bathroom

w: 2.1m x l: 1.1m x h: 2.5m (w: 6' 11" x l: 3' 7" x h: 8' 2")





GROUND FLOOR
534 sq ft. (47.8 sq.m.) approx.



1ST FLOOR
414 sq ft. (38.3 sq.m.) approx.



2ND FLOOR
280 sq ft. (26.0 sq.m.) approx.



4 BEDROOM EXTENDED HOME

TOTAL FLOOR AREA : 1209 sq ft. (112.3 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.
Made with Metropix ©2022



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 51 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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.