



## Nutberry Avenue, Grays

**£650,000** Freehold

Ali&Co are delighted to bring to the market this spectacular SIX BEDROOM SEMI DETACHED FAMILY HOME.

The property has been completely refurbished, giving a luxurious feel with a high specification finish throughout.

Converted Garage | Ensuite Bathroom | Extended Rear | Large Drive | Modern Bathroom | Three Bathroom | Three Reception Rooms | Six Bedroom Family Home | Extended Kitchen Family Room |

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**Ali&Co**  
PROPERTY SERVICES

## An exceptional Six bedroom, Three bathroom family home

Ali&Co are delighted to bring to the market this spectacular SIX BEDROOM SEMI DETACHED FAMILY HOME.

The property has been completely refurbished, giving a luxurious feel with a high specification finish throughout.

The property offers exceptional living space, six bedrooms and three bathrooms.

This spacious six bedroom family home offers versatile accommodation and is conveniently located close to all local amenities and schools, situated in a prime location on a tree lined street Nutberry Avenue.

The property offers exceptional living space. Downstairs there is a extended stunning open plan Kitchen family room leading out to a landscaped rear garden with additional outbuilding.

The property has the benefit of the side extension accommodating a further bedroom and En-suite, the first floor consists of a further 4 good size bedrooms and luxury fitted bathroom. The master bedroom is located on the top floor loft extension with En-suite bathroom. This Home is beautifully presented throughout.

There is a generous frontage providing parking for several vehicles.

Internal viewings are highly recommended.

Council Tax Band: D (Thurrock Council)

Tenure: Freehold

### Living room

w: 3.2m x l: 3.87m x h: 2.5m (w: 10' 6" x l: 12' 8" x h: 8' 2")

### Dining

w: 3.6m x l: 3.62m x h: 2.5m (w: 11' 10" x l: 11' 11" x h: 8' 2")

### Kitchen/diner

w: 3.8m x l: 5.82m x h: 3m (w: 12' 6" x l: 19' 1" x h: 9' 10")

### Bedroom 1

w: 4.9m x l: 1.9m x h: 2.5m (w: 16' 1" x l: 6' 3" x h: 8' 2")

### Bedroom 2

w: 6.91m x l: 1.9m x h: 2.5m (w: 22' 8" x l: 6' 3" x h: 8' 2")

### Bedroom 3

w: 2.38m x l: 2.61m x h: 2.5m (w: 7' 10" x l: 8' 7" x h: 8' 2")

### Bedroom 4

w: 3.54m x l: 3.52m x h: 2.5m (w: 11' 7" x l: 11' 7" x h: 8' 2")

### Bedroom 5

w: 3.27m x l: 3.11m x h: 2.5m (w: 10' 9" x l: 10' 2" x h: 8' 2")

### Bedroom 6

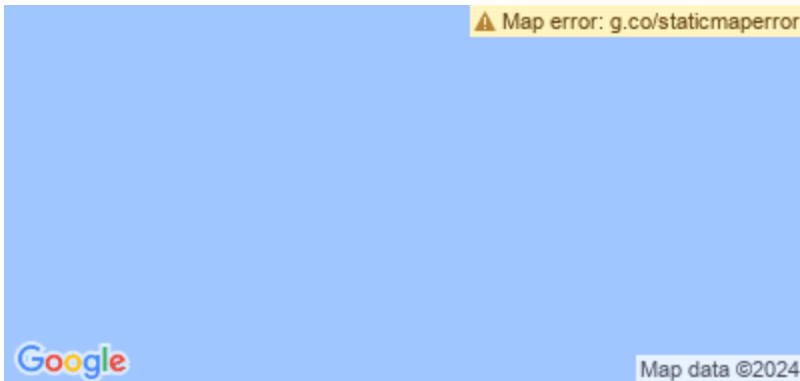
w: 6.1m x l: 5.25m x h: 2.5m (w: 20' x l: 17' 3" x h: 8' 2")







Total area: approx. 165.5 sq. metres (1781.0 sq. feet)  
**Nutberry Ave**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	82

**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.