



## The Rookery, Grays

**£360,000** Freehold

**SOLD**

Ali & Co are delighted to have on offer this fantastic THREE BEDROOM SEMI-DETACHED HOME Located in West Thurrock a stones throw from Lakeside Shopping Centre.

Cloakroom | Double Glazing | Garden | Integrated Appliances | Newly Renovated | Off-street parking | Three Bedroom | Wooden Floors | Semi-Detached |

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hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES

## **THREE BEDROOM FAMILY HOME**

Ali & Co are delighted to have on offer this fantastic THREE BEDROOM SEMI-DETACHED HOME

Located in West Thurrock a stones throw from Lakeside Shopping Centre.

Built in 1990's this modern home is perfect for the growing family.

Three Double Rooms

Ensuite master Bedroom

Council Tax Band: D (Thurrock Council)

Tenure: Freehold

GROUND FLOOR  
430 sq ft. (40.0 sq m.) approx.



1ST FLOOR  
430 sq ft. (40.0 sq m.) approx.



2ND FLOOR  
343 sq ft. (31.8 sq m.) approx.



4 BEDROOM HMO

TOTAL FLOOR AREA: 1203 sq ft. (111.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>76</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		
<b>England &amp; Wales</b>	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.