



## 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 |

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**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.  
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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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	81
(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.

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