



## Wood View, Grays

**£550,000** Freehold

**SOLD**

Ali & Co are delighted to bring to the market this exceptional family home situated on Wood View North Grays area.

The property is a semi-detached **THREE BEDROOM FAMILY HOME** with huge potential to extend further.

New Heating System | Newly Decorated | Modern Bathroom | Modern Fully Fitted Kitchen | Modern Living | Newly Renovated | Large Drive | Potential to Extend | **NO CHAIN** |

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**Ali&Co**  
PROPERTY SERVICES

## STUNNING THREE BEDROOM FAMILY HOME

Ali & Co are delighted to bring to the market this exceptional family home situated on Wood View North Grays area.

The property is a semi-detached THREE BEDROOM HOME which has undergone a major renovation within the last few years with new electrical wiring, new plumbing, plastering, new modern kitchen with island, garden landscaping, the property offers excellent accommodation with a spacious sitting/dining room, family lounge with french doors leading to the beautiful designed kitchen, which has bi folding doors to the garden and a downstairs cloakroom. On the first floor you have 3 spacious double bedrooms, family bathroom with a separate WC.

The property has huge potential to extend into the loft or basement area, the property has extra land at the side of the property, a large drive way and garage which is accessible from the front and rear of the property.

Internal viewings highly recommended.

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







GROUND FLOOR  
854 sq ft. (79.3 sq.m.) approx.

1ST FLOOR  
502 sq ft. (46.7 sq.m.) approx.



AI & CO  
PROPERTY SERVICES

TOTAL FLOOR AREA: 1356 sq ft. (126.0 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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	62	83
<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.