



# The Rookery, Grays

**£425,000** Freehold

Ali & Co are delighted to present to the market a newly built THREE BEDROOM Semi-detached Family home.

Located in West Thurrock a stone throw away from Lakeside Shopping Center, 0.8 miles from Chafford Hundred Train Station.

Close Proximity To Lakeside Shopping Centre | Modern Living | Close to schools | Close To Station | Cul De Sac | Driveway | Ensuite Master Bedroom | Fantastic Location |

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**Ali&Co**  
PROPERTY SERVICES



THREE BEDROOM END TERRACED FAMILY HOME

Ali & Co are delighted to present to the market a newly built THREE BEDROOM Semi-detached Family home.  
Located in West Thurrock a stone throw away from Lakeside Shopping Center, 0.8 miles from Chafford Hundred Train Station.

LOCATION: The property is situated in West Thurrock, Grays, Close to local shops, schools, and healthcare facilities.  
The property offers convenient access to the Lakeside Shopping Center and the A13/M25 road links.

ACCOMODATION: This Spacious 3 bedroom family floor is thoughtfully laid out over three floors, offering versatile space for family living .  
A welcoming entrance Hallway with WC leads to a separate Modern kitchen with integrated appliances and dining space , leading to a spacious lounge given direct access to the Garden.

BEDROOMS:There is two good size bedrooms on the first floor , the Second floor has a generous Master Bedroom with en-suite and dressing area.

EXTERNALLY: The property is situated in a quiet cul-de-sac, featuring a generously sized garden , with a driveway giving side access to the garden.

Internal viewings highly recommend , please call to arrange your viewing.

Council Tax Band: D (Thurrock Council)  
Tenure: Freehold  
Parking options: Off Street  
Garden details: Private Garden

Living room

w: 4.23m x l: 4.95m x h: 2.5m (w: 13' 11" x l: 16' 3" x h: 8' 2")

Kitchen

w: 1.93m x l: 3.9m x h: 2.5m (w: 6' 4" x l: 12' 10" x h: 8' 2")

Bedroom 1

w: 4.9m x l: 4.9m x h: 2.3m (w: 16' 1" x l: 16' 1" x h: 7' 7")

Bedroom 2

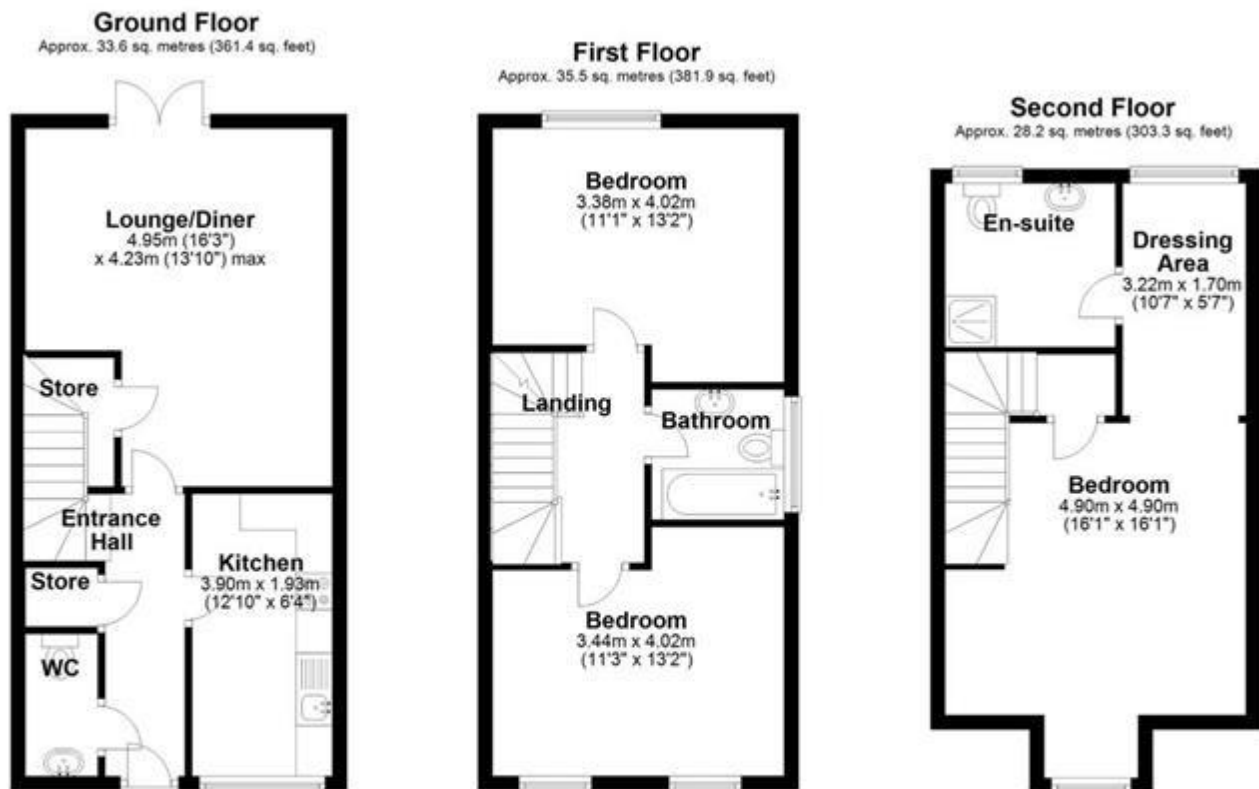
w: 3.44m x l: 4.02m x h: 2.3m (w: 11' 3" x l: 13' 2" x h: 7' 7")

Bedroom 3

w: 3.38m x l: 4.02m x h: 2.3m (w: 11' 1" x l: 13' 2" x h: 7' 7")







Total area: approx. 97.2 sq. metres (1046.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
Plan produced using PlanUp.

The Rookery, Grays



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	79	
(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		
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.