



Lodge Lane, Grays

£585,000 Freehold

Guide Price £585,000 - £610,000

Ali & Co are delighted to welcome to the market this FANTASTIC FOUR BEDROOM extended semi-detached family home, superbly located on Lodge Lane in North Grays.

Close Proximity To Lakeside Shopping Centre | Close to schools | Double Bedrooms | Ensuite Master Bedroom | Extended Family Home | Extended Rear | Fantastic Location | Four Bedroom | Great School Catchment | Large Drive |

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Ali&Co
PROPERTY SERVICES

FANTASTIC FOUR BEDROOM FAMILY HOME

Guide Price £585,000 - £610,000

Ali & Co are delighted to welcome to the market this FOUR BEDROOM extended semi-detached family home, superbly located on Lodge Lane in North Grays.

LOCATION: Located on one of the premium roads in North Grays. Schools and local amenities are all nearby, including Lakeside Shopping Center. The property boasts excellent transport links to the A13 and M25.

ACCOMMODATION: The property boasts exceptional living space, a side and rear extension, set over 3 floors
The property features a stunning kitchen a large family room, creating an excellent Family space.

BEDROOMS: There are four good-sized bedrooms, with the Fourth bedroom being located on the Third floor. The master bedroom also has the added bonus of an Modern en-suite.

MODERN FEATURES: The property is well presented, The property features a modern family bathroom and a fantastic, newly-fitted kitchen with integrated appliances. The Ground floor also benefits from having a newly fitted shower room.

Externally, there is a Large garden with mature shrubs and a patio area, a shed providing additional storage ,there is also a generous Frontage to the property providing parking for several vehicles.

Internal viewing highly recommended , please call the office on 01375 806786 today to arrange your viewing.

Council Tax Band: E (Thurrock Council)

Tenure: Freehold

Parking options: Driveway, Off Street

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Bedroom 1

w: 2.76m x l: 4.06m (w: 9' 1" x l: 13' 4")

Bedroom 2

w: 3.66m x l: 4m (w: 12' x l: 13' 1")

Bedroom 3

w: 12.1m x l: 12.1m (w: 39' 8" x l: 39' 8")

Bedroom 4

w: 3.99m x l: 4.68m (w: 13' 1" x l: 15' 4")

Kitchen

w: 2.78m x l: 6.15m (w: 9' 1" x l: 20' 2")

Lounge

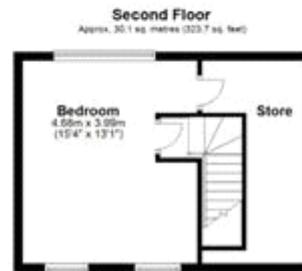
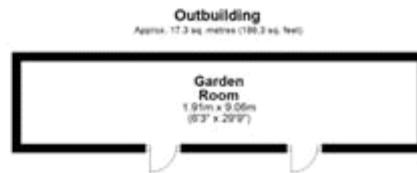
w: 3.64m x l: 3.61m (w: 11' 11" x l: 11' 10")

Dining

w: 3.18m x l: 3.83m (w: 10' 5" x l: 12' 7")







Total area: approx. 231.5 sq. metres (2491.5 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 outer area and may include wall-to-wallboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plan produced using Planit.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
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.