



## Archates Avenue, Grays

**Offers Over £400,000** Freehold

(8 Archates Avenue)

We are acting in the sale of the above property and have received an offer of £ 410,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

CHAIN FREE | Cloakroom | Close to schools | Close To Station | Cul De Sac | Driveway | Ensuite Bathroom | Fantastic Location |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES



## THREE BEDROOM SEMI DETACHED MODERN FAMILY HOME

(8 Archates Avenue)

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Ali & Co are thrilled to present to the market this FANTASIC THREE BEDROOM semi-detached family home CHAIN FREE in CHAFFORD HUNDRED GRAYS.

**LOCATION:** The property is perfectly situated in a desirable Cul-de-sac, conveniently located near Tudour Court Primary School and local Shops, offering easy access to Grays Town Center and the A13/M25 road links.

**ACCOMODATION:** This well presented THREE bedroom family home offers spacious modern living. The welcoming entrance porch leads to a large lounge and a modern fully fitted kitchen /Diner, the Garage has been converted making it a versatile space ,the property has a downstairs WC and a newly fitted bathroom and Ensuite.

**BEROOMS:** The property has Three good size bedrooms.

**EXTERNALLY:** The property features a driveway at the front, landscaped front and Back Gardens additionally there is a large summer House.

This family home is CHAIN FREE ready for you to move in. Call our office today on 01375 806786 to arrange a viewing!

Council Tax Band: D (Thurrock Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

### Bedroom 1

w: 2.65m x l: 3.13m (w: 8' 8" x l: 10' 3")

### Bedroom 2

w: 2.68m x l: 3.13m (w: 8' 10" x l: 10' 3")

### Bedroom 3

w: 2.4m x l: 1.83m (w: 7' 10" x l: 6' )

### Living room

w: 4.57m x l: 4.38m (w: 15' x l: 14' 4")

### Kitchen

w: 2.07m x l: 3.4m (w: 6' 9" x l: 11' 2")

### Dining

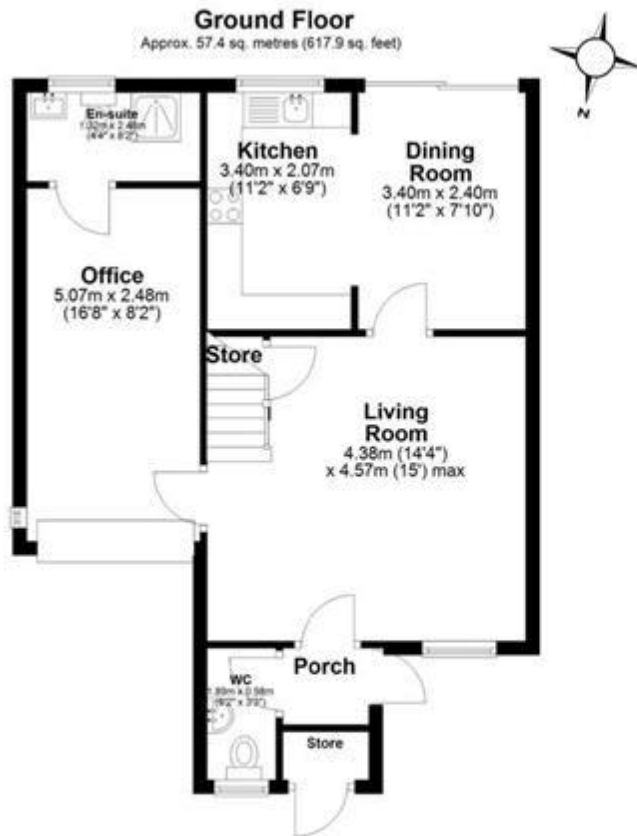
w: 2.4m x l: 3.4m (w: 7' 10" x l: 11' 2")

### Office 2

w: 2.07m x l: 3.4m (w: 6' 9" x l: 11' 2")







Total area: approx. 92.6 sq. metres (996.7 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.

**Archates Avenue**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	90
(81-91)	B	
(69-80)	C	
(55-68)	D	77
(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.