



## Fairway, Grays

**£485,000** Freehold

Ali & Co are thrilled to present this superbly located **THREE BEDROOM** semi-detached family home, Positioned on a prestigious road in North Grays.

The property has planning permission for Proposed side extension, porch, and garage conversion. Approved 26/04/24.

Conservatory | Driveway | FAMILY HOME | Fantastic Location | Great School Catchment | Modern Fully Fitted Kitchen | North Grays Area | Potential to Extend | Semi Detached House | Garage |

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**Ali&Co**  
PROPERTY SERVICES

## FANTASTIC THREE BEDROOM FAMILY HOME

Ali & Co are thrilled to present this superbly located THREE BEDROOM semi-detached family home, Positioned on a prestigious road in North Grays. The property has planning permission for Proposed side extension, porch, and garage conversion. Approved 26/04/24.

### LOCATION:

Nestled on a quiet road in North Grays, the property is within close proximity to highly regarded schools, local amenities, and the popular Lakeside Shopping Centre. For commuters, the A13 and M25 are easily accessible, offering quick and convenient travel links.

### ACCOMMODATION:

This charming 3-bedroom semi-detached house featuring a welcoming entrance hall that leads to the main living areas. The ground floor comprises of a separate lounge and dining room and a Modern fitted kitchen. Additionally, the conservatory is accessible from the dining area, ideal for enjoying garden views or as an additional living area. The first floor hosts Three spacious bedrooms and a modern family Bathroom.

### EXTERNALLY:

The property Features a driveway, garage, and a stunning mature garden.

This stunning family home is ready for you to move in. Call our office today to arrange a viewing!

Council Tax Band: D

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

### Bedroom 1

w: 3.46m x l: 4.01m (w: 11' 4" x l: 13' 2")

### Bedroom 2

w: 3.47m x l: 3.76m (w: 11' 5" x l: 12' 4")

### Bedroom 3

w: 2.49m x l: 2.7m (w: 8' 2" x l: 8' 10")

### Conservatory

w: 5.6m x l: 2.73m (w: 18' 4" x l: 8' 11")

### Lounge/diner

w: 3.45m x l: 7.72m (w: 11' 4" x l: 25' 4")

### Garage

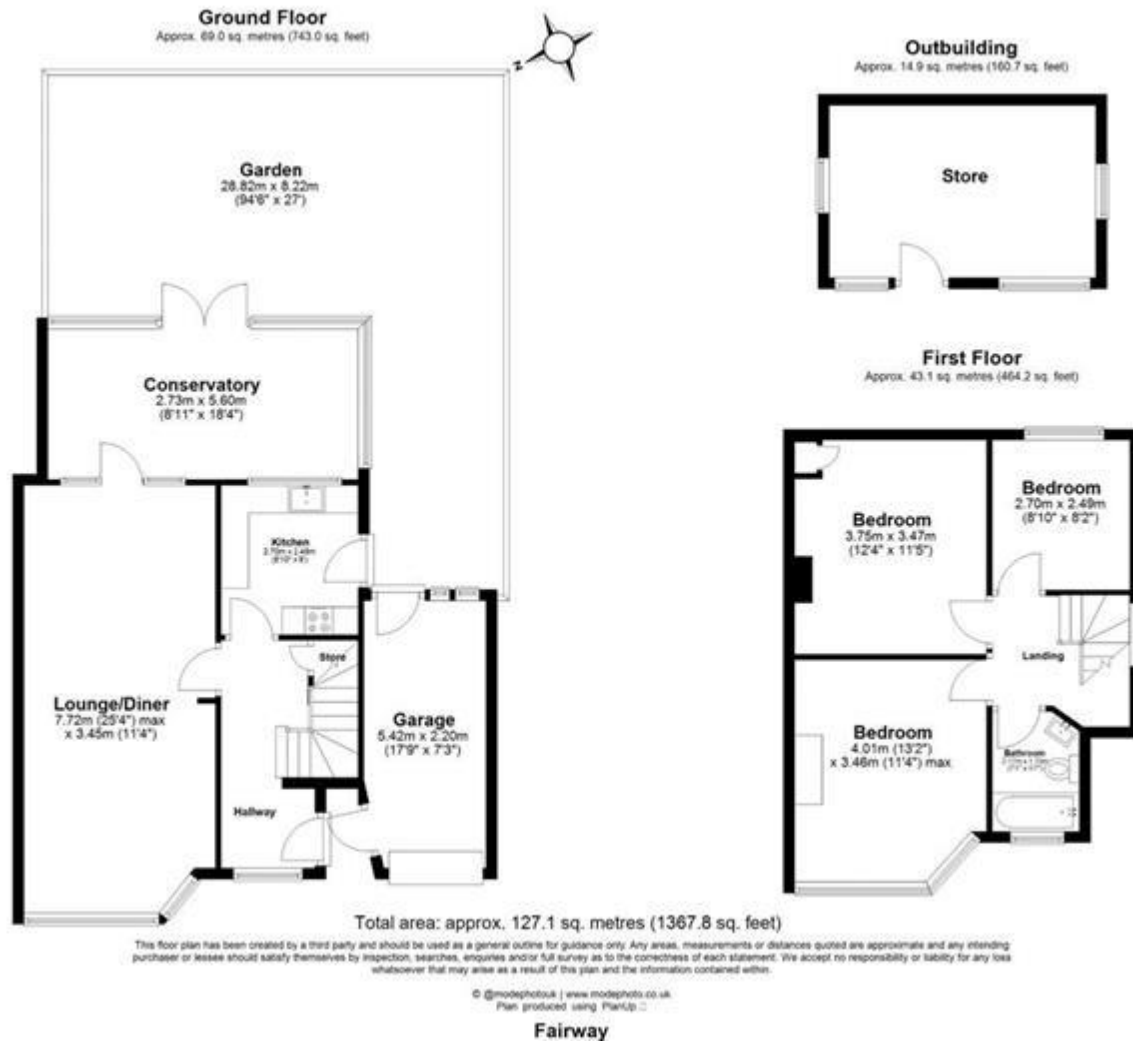
w: 2.2m x l: 5.42m (w: 7' 3" x l: 17' 9")

### Kitchen

w: 2.45m x l: 2.7m (w: 8' x l: 8' 10")







Fairway



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
<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		
	57	76
<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.