



Conrad Close, Grays

Guide Price £585,000 Freehold

GUIDE PRICE £585,000 - £600,000

Ali & Co are thrilled to present this exceptional, beautifully presented FOUR BEDROOM DETACHED family home. The property is situated on a desirable quiet Cul-de-sac in NORTH GRAYS, this unique property offers a perfect blend of luxury, comfort, and convenience.

Cul De Sac | Detached House | Ensuite Bathroom | Garage | Landscaped Garden | Situated Off Lodge Lane | Close Proximity To Lakeside Shopping Centre | Close to schools | Extended Family Home | Great Location | Luxury Interior |

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Ali&Co
PROPERTY SERVICES

STUNNING FOUR BEDROOM FAMILY HOME

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LOCATION:

Located in one of North Grays most desirable areas, nestled away in a quiet Cul-de-sac off Lodge Lane offering a peaceful and exclusive setting, while remaining within easy reach of Grays Town Centre and Lakeside Shopping Centre, local amenities, and schools are all within walking distance of the property.

For commuters, the A13 and M25 are easily accessible, including Grays C2C train station ensuring convenient travel connections.

ACCOMMODATION:

This impressive home features spacious living areas, starting with a welcoming entrance hallway, the heart of the home is the stunning newly fitted Kitchen /dinning room. The property features a spacious ground floor extension leading off from living room giving direct access to the sunny south face garden.

Additional features include a family Bathroom, a ground floor WC.

BEDROOMS:

Upstairs, you will find four generously sized bedrooms, including a master suite with a newly fitted stunning en-suite bathroom. The fourth bedroom is currently being used as a dressing room.

EXTERNALLY:

The property sits on a pleasant plot, a private driveway provides off street parking leading to the separate garage to the front, while to the rear there is a fully enclosed private garden which is mainly laid to artificial lawn with borders and a patio area making this an ideal space for families.

The Garden has an added attraction of having an outside covered kitchen making it a fantastic space for entertaining.

This property is in one of the most desirable areas of North Grays. Don't miss this opportunity to make this stunning home yours, Contact Ali & Co today to arrange a viewing.

Council Tax Band: E (Thurrock Council)

Tenure: Freehold

Parking options: Garage, Off Street

Garden details: Private Garden

Bedroom 1

w: 4.1m x l: 2.66m (w: 13' 5" x l: 8' 9")



Bedroom 2

w: 3.37m x l: 2.56m (w: 11' 1" x l: 8' 5")

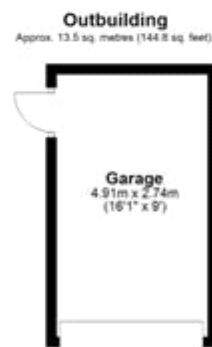
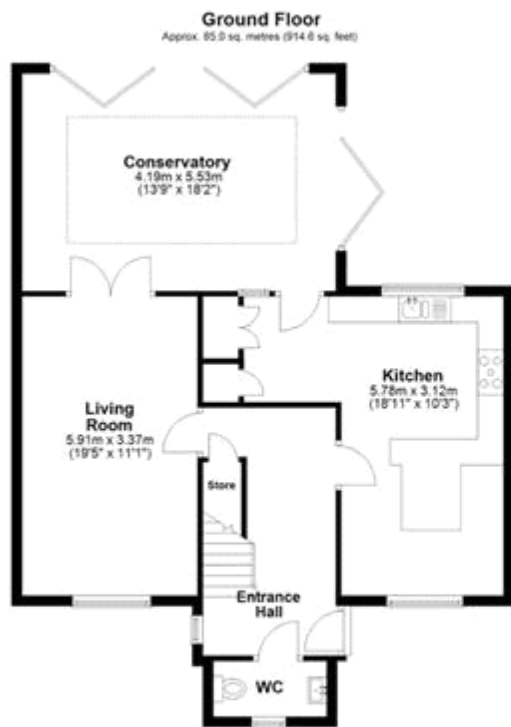
Bedroom 3

w: 2.3m x l: 2.43m (w: 7' 7" x l: 8')

Kitchen/diner

w: 3.12m x l: 5.78m (w: 10' 3" x l: 19')





Total area: approx. 149.2 sq. metres (1606.2 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/closet space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp 2

Conrad Close



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