



# London Road, Grays

**£325,000** Freehold

Ali & Co are delighted to present to the market this charming THREE BEDROOM home, located in WEST THURROCK, GRAYS.

Access to A13/M25 | Close Proximity To Lakeside Shopping Centre | Close to schools | Close To Station | Dining Room | Double Bedrooms | Double Glazing | FAMILY HOME | Fantastic Location |

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**Ali&Co**  
PROPERTY SERVICES

## THREE BEDROOM TERRACED HOME

Ali & Co are delighted to present to the market this charming THREE BEDROOM home, located in WEST THURROCK, GRAYS.

**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 Centre and the A13/M25 road links.

**ACCOMODATION:** Upon entering the property, you are greeted by a spacious lounge, a separate dining room, a modern refitted kitchen, and a contemporary family bathroom on the ground floor. Upstairs, there are three generously sized bedrooms. The property is well-presented and benefits from air conditioning throughout.

**EXTERNALLY:** The property features a sizable beautiful landscaped garden with rear access giving the opportunity of adding a garage.

Don't miss this opportunity to make this stunning family home yours.  
Contact  
Ali & Co today to arrange a viewing.

Council Tax Band: B (Thurrock Council)  
Tenure: Freehold  
Garden details: Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains, Air Conditioning  
Water supply: Mains  
Sewerage: Mains

### Living room

w: 3.23m x l: 3.68m (w: 10' 7" x l: 12' 1")

### Dining

w: 3.66m x l: 4.98m (w: 12' x l: 16' 4")

### Kitchen

w: 2.08m x l: 3.45m (w: 6' 10" x l: 11' 4")

### Bedroom 1

w: 3.23m x l: 3.67m (w: 10' 7" x l: 12' )

### Bedroom 2

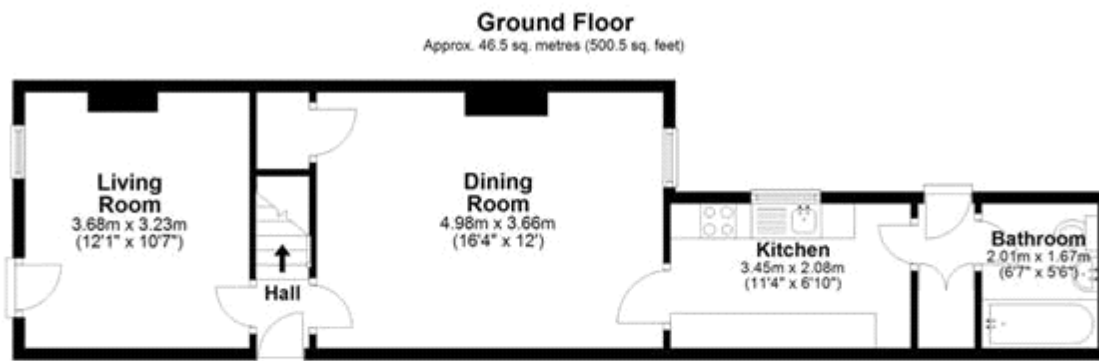
w: 2.96m x l: 3.67m (w: 9' 9" x l: 12' )

### Bedroom 3

w: 2.11m x l: 3.48m (w: 6' 11" x l: 11' 5")







Total area: approx. 79.8 sq. metres (858.6 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-)		
B (81-91)		86
C (69-80)		
D (55-68)	61	
E (39-54)		
F (21-38)		
G (1-20)		
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.