



Woodside Close, Grays

£395,000 Freehold

Ali & Co are delighted to present this newly built STUNNING TWO BEDROOM DETACHED Family home, located in a new development Woodside, Grays. The property is well positioned within easy reach of all local amenities and schools in the area.

Separate stylish kitchen | Detached Family Home | Downstairs WC | Driveway | Fantastic Location | Solar Pannels | EV charger |

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Ali&Co
PROPERTY SERVICES

TWO BEDROOM DETACHED FAMILY HOME

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LOCATION: Perfectly positioned within a quiet cul-de-sac, this property offers easy access to local amenities, highly rated schools, and excellent transport links including the A13, M25, and Grays C2C station with direct routes to London Fenchurch Street.

ACCOMODATION: The property opens into a spacious entrance hallway, setting the tone for the stylish interiors throughout. To the front, you'll find a separate modern kitchen fitted with sleek units, integrated appliances, and ample worktop space.

A convenient downstairs WC is tucked away off the hallway, ideal for guests and family use.

The home boasts a generously sized lounge/dinner featuring patio doors that lead out to a stunning landscaped garden a tranquil space designed for relaxation and outdoor gatherings.

Upstairs, the accommodation includes two well proportioned bedrooms, including a stylish master with a Juliet balcony and a sleek contemporary family bathroom, all finished to a high standard.

EXTERNALLY: The property boasts a spacious driveway with convenient side access, It also features a modern EV charging point.

Internal viewings highly recommended, please call the office today on 01375 806786 to arrange a viewing of this beautifully presented home.

Council Tax Band: C (Thurrock Council)

Tenure: Freehold

Lease charge £260

Parking options: Driveway, EV Charging

Garden details: Front Garden, Private Garden, Rear Garden

Lounge/diner

w: 4.5m x l: 3.02m (w: 14' 9" x l: 9' 11")

Kitchen

w: 2.44m x l: 3.09m (w: 8' x l: 10' 2")

Bedroom 1

w: 4.59m x l: 2.4m (w: 15' 1" x l: 7' 10")

Bedroom 2

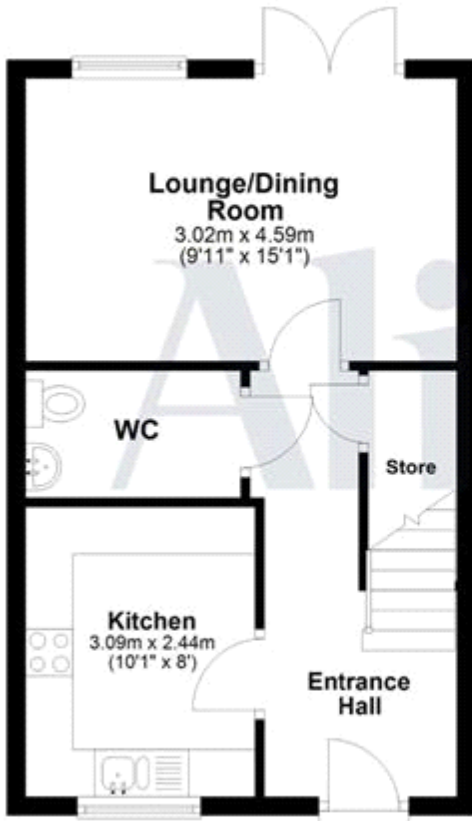
w: 3.26m x l: 3.52m (w: 10' 8" x l: 11' 7")





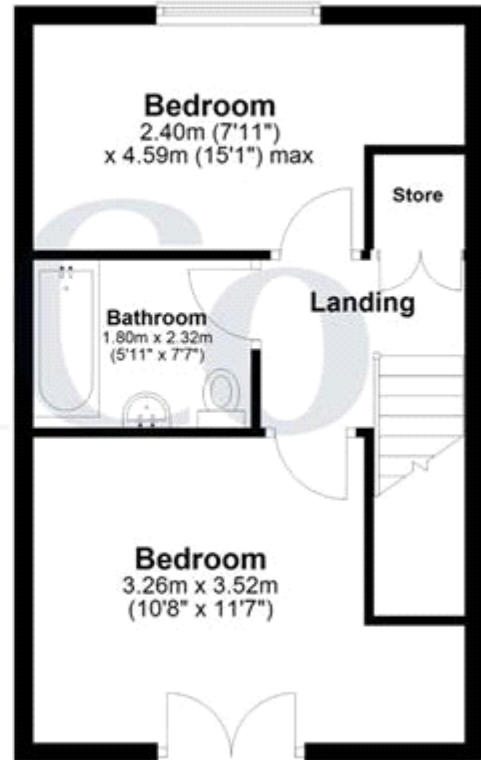
Ground Floor

Approx. 35.1 sq. metres (378.2 sq. feet)



First Floor

Approx. 35.1 sq. metres (378.2 sq. feet)



Total area: approx. 70.3 sq. metres (756.4 sq. feet)

Woodside Close



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-)		
B (81-91)		
C (69-80)	79	79
D (55-68)		
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.