



Waverley Gardens, Grays

£475,000 Freehold

Ali & Co are delighted to present this well presented extended THREE BEDROOM SEMI-DETACHED Family Home, CHAIN FREE ideally situated in a quiet cul-de-sac in the sought after area of NORTH GRAYS.

CHAIN FREE | Close to local schools, shops, and transport links | Cul De Sac | Fantastic Location | Two garages with power and lighting | Extended Family Home | Situated on a sizeable plot | Potential to extend, subject to planning |

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Ali&Co
PROPERTY SERVICES

THREE BEDROOM FAMILY HOME

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LOCATION:

Nestled in one of North Grays most sought after Cul- de -sacs, this spacious family home is ideally positioned 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.

ACCOMODATION:

The property comprises a welcoming entrance porch leading into a spacious hallway, which provides access to a separate lounge/ dining area and a modern fitted kitchen. the side extension offers additional living space.

Upstairs, the property boasts three well proportioned bedrooms, complemented by a family bathroom with modern fixtures and stylish tiling.

EXTERNALLY:

The property benefits from a mature front garden, a west facing rear garden, two Garages and off street parking for three cars.

This well presented family home offers scope for further extension, subject to planning permission. Internal viewings highly recommended , please call the office today on 01375 806786 to arrange a viewing of this well presented CHAIN FREE home.

Council Tax Band: D (Thurrock Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Bedroom 1

w: 2.8m x l: 4.13m (w: 9' 2" x l: 13' 7")

Bedroom 2

w: 2.8m x l: 3.61m (w: 9' 2" x l: 11' 10")

Bedroom 3

w: 2.04m x l: 2.7m (w: 6' 8" x l: 8' 10")

Kitchen

w: 3.27m x l: 2.72m (w: 10' 9" x l: 8' 11")

Lounge/diner

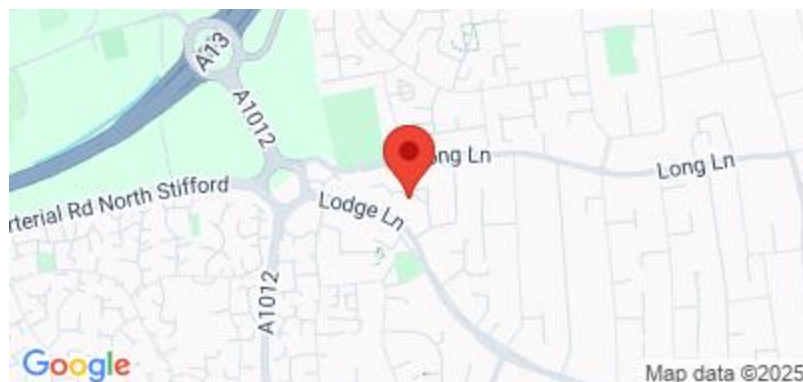
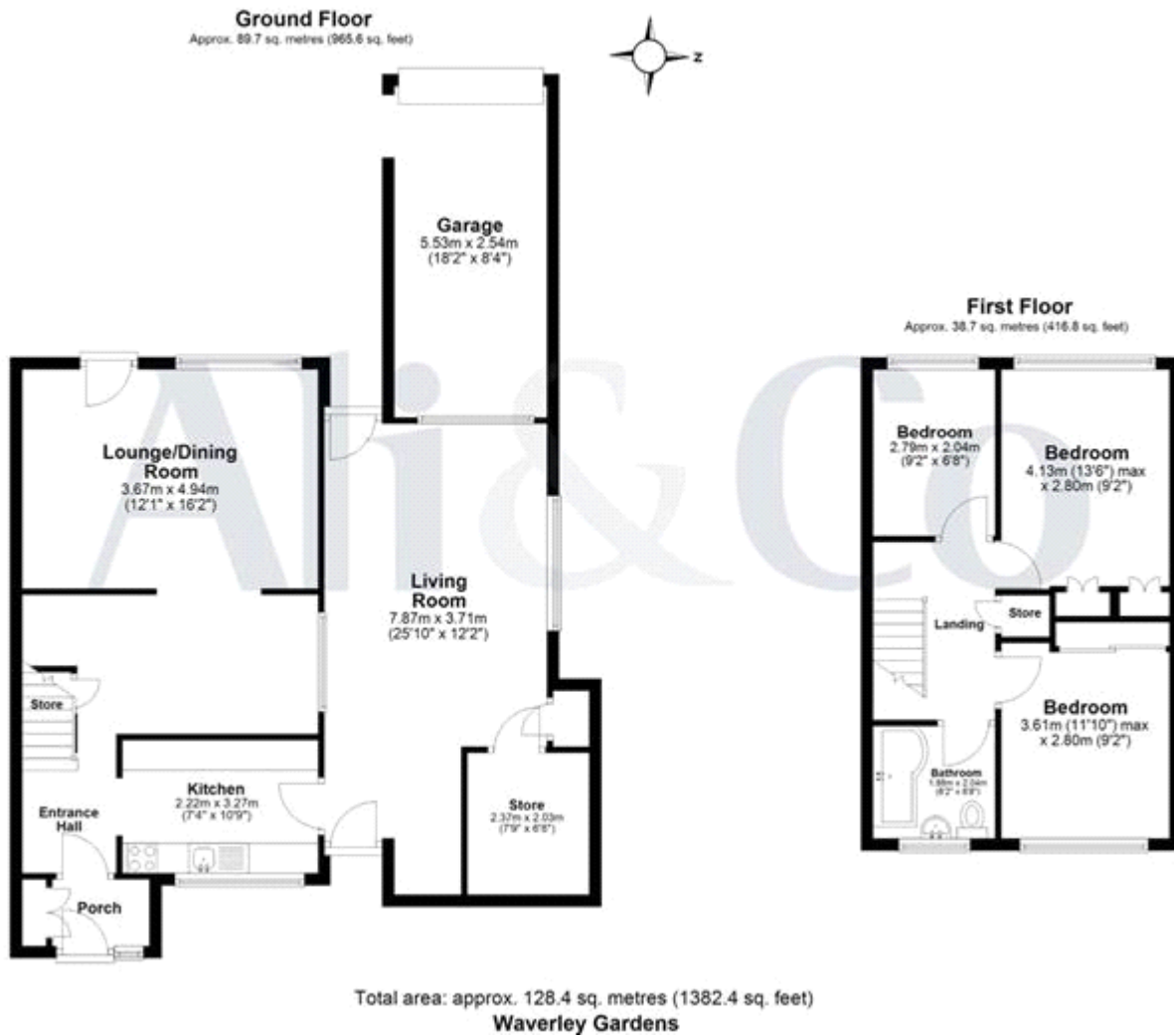
w: 4.94m x l: 3.67m (w: 16' 2" x l: 12')

Living room

w: 3.71m x l: 7.87m (w: 12' 2" x l: 25' 10")







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	88
(81-91)	B	
(69-80)	C	70
(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.