



## Lodge Lane, Grays

**£550,000** Freehold

**SOLD**

Ali & Co are delighted to bring to the market this exceptional THREE BEDROOM SEMI-DETACHED PRIVATE HOME.

Located on one of Thurrock most desired road Lodge Lane.

Available to view now!

Available to view now | Double Glazing | Driveway | Out Building | Semi Detached House | Three Double Rooms | Modern Conservatory | Real Wood Flooring | Loft Space | Double Lounge |

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**Ali&Co**  
PROPERTY SERVICES



FAMILY HOME AVAILABLE

Ali & Co are delighted to bring to the market this exceptional THREE BEDROOM SEMI-DETACHED PRIVATE HOME. Located on one of Thurrock most desired road Lodge Lane.

The property offers fantastic living space with porch, entrance hall, double living room, modern conservatory integrated into the kitchen and lounge space. Downstairs Shower room, utility space, outbuilding, modern large kitchen with views into the garden. Upstairs you have THREE DOUBLE BEDROOMS a four piece family bathroom, converted loft with staircase currently used as a office with potential to become a 4th bedroom( Subject to planning)

PORCH

ENTRANCE HALL

HALLWAY

LIVING ROOM 24' 8" x 17' 7" (7.52m x 5.36m)

KITCHEN 20' 1" x 12' 2" (6.12m x 3.71m)

ORENGERY 30' 0" x 16' 1" (9.14m x 4.9m)

SHOWER ROOM 7' 1" x 3' 7" (2.16m x 1.09m)

UTILITY ROOM 19' 5" x 8' 8" (5.92m x 2.64m)

BEDROOM ONE 12' 4" x 11' 6" (3.76m x 3.51m)

BEDROOM TWO 12' 6" x 11' 3" (3.81m x 3.43m)

BEDROOM THREE 11' 1" x 10' 7" (3.38m x 3.23m)

Family Bathroom 11' 7" x 6' 0" (3.53m x 1.83m)

LOFT ROOM 17' 6" x 21' 6" (5.33m x 6.55m)

GARDEN  
Available to view now!

Council Tax Band: E (Thurrock Council)  
Tenure: Freehold  
Garden details: Private Garden







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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/fitings 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.