



Advice Avenue, Grays

£610,000 Freehold

SOLD

Ali & Co are delighted to bring to the market this fantastic FIVE BEDROOM THREE BATHROOM FAMILY HOME.

A stunning detached property with fantastic features.

Detached House | Driveway | Ensuite Bathroom | FIVE BEDROOM HOUSE | Garage | Garden | NO CHAIN | Three Bathroom | Two reception rooms |

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Ali&Co
PROPERTY SERVICES

FIVE BEDROOM FAMILY HOME

The property is situated in a very well maintained cul de sac with similar neighbouring properties within walking distance to popular schools in Chafford Hundred.

This property offers excellent accommodation with 5 bedrooms, master bedroom ensuite, Ground you have access to good size family room, large kitchen, dining room, downstairs cloakroom with internal access to the undercroft garage, access to garden from the double patio doors in the family or the double glaze door in kitchen.

First floor you are met with a spacious landing with access to the Master ensuite bedroom with built in wardrobes, double bedroom with built in wardrobe, another double room with built in wardrobe, family bathroom.

Finally on the second floor the property benefits from a double bedroom ensuite and a further double room both rooms have velux windows.

This area is high in demand as it is rare for this type of property to be presented on to the market.

Internal viewings highly recommended.

Please call Ali & Co for full details and measurements.

Council Tax Band: E (Thurrock Council)

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

- Dining**
w: 2.59m x l: 4.09m x h: 2.5m (w: 8' 6" x l: 13' 5" x h: 8' 2")
- Living room**
w: 4.5m x l: 3.6m x h: 2.5m (w: 14' 9" x l: 11' 10" x h: 8' 2")
- Garage**
w: 2.5m x l: 5.2m x h: 2.5m (w: 8' 2" x l: 17' 1" x h: 8' 2")
- Kitchen**
w: 2.59m x l: 4.9m x h: 2.5m (w: 8' 6" x l: 16' 1" x h: 8' 2")
- Bedroom 1**
w: 4.5m x l: 3.8m x h: 2.5m (w: 14' 9" x l: 12' 6" x h: 8' 2")
- En-suite**
w: 2.7m x l: 1.6m x h: 2.5m (w: 8' 10" x l: 5' 3" x h: 8' 2")
- Bathroom**
w: 2.2m x l: 1.7m x h: 2.5m (w: 7' 3" x l: 5' 7" x h: 8' 2")

- Bedroom 2**
w: 2.5m x l: 4.1m x h: 2.5m (w: 8' 2" x l: 13' 5" x h: 8' 2")
- Bedroom 3**
w: 2.6m x l: 3m x h: 2.5m (w: 8' 6" x l: 9' 10" x h: 8' 2")
- Bedroom 4**
w: 2.5m x l: 4.5m x h: 2m (w: 8' 2" x l: 14' 9" x h: 6' 7")
- Bedroom 5**
w: 3.7m x l: 4.6m x h: 2m (w: 12' 2" x l: 15' 1" x h: 6' 7")
- En-suite**
w: 2.2m x l: 1.4m x h: 2m (w: 7' 3" x l: 4' 7" x h: 6' 7")







TOTAL FLOOR AREA: 1538 sq.ft. (142.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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.