



## Moss Bank, Meesons Lane, Grays

**Offers Over £700,000** Freehold

**SOLD**

GUIDE PRICE £700,000 - £750,000

Ali & Co are delighted to present this one of a kind beautifully presented FOUR BEDROOM DETACHED FAMILY HOME with a large drive and double garage located in one of the most sought after areas in Thurrock Meesons Lane (Private Road)

Cul De Sac | Double Garage | Highly Desired Road | No Onward Chain | Private Road | Detached Family Home | Sauna Room | Solar Panels | Converted Loft Storage | Highly Quality Fixtures and Fittings |

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**Ali&Co**  
PROPERTY SERVICES



## AMAZING FOUR BEDROOM DTACHED FAMILY HOME ON A PRIVATE ROAD

Ali & Co are delighted to present this one of a kind beautifully presented FOUR BEDROOM DETACHED FAMILY HOME with a large drive and double garage located in one of the most sought after areas in Thurrock Meesons Lane (Private Road)

This bright, cosy and warm property has been well maintained and internally boasts an entrance hall, cloakroom, shower room with sauna/steam room, utility room with built in units, study/bedroom with built in furniture, lounge area and a beautiful fitted kitchen.

To the first floor there is a three piece white bathroom suite and three good size bedrooms with the master bedroom having the added benefit of built in wardrobes and an en-suite shower room. Further benefits include built in furniture and air conditioning/heating system to the bedrooms, electric floor heating to the ground floor and en-suite shower room, 16 solar panels (240w each) to the roof, loft converted for storage and a modern security system fitted with CCTV.

Externally there is a secluded well groomed front and rear gardens with fruit trees and a greenhouse. Parking is provided by a double garage with automatic garage doors along with a 7.5kw charging point for electric car and driveway for a number of vehicles. The property is easily accessible to Lakeside Shopping Centre along with the A13/M25 road links. An area very much in demand and viewings are highly recommended.

Council Tax Band: F (Thurrock Council)

Tenure: Freehold

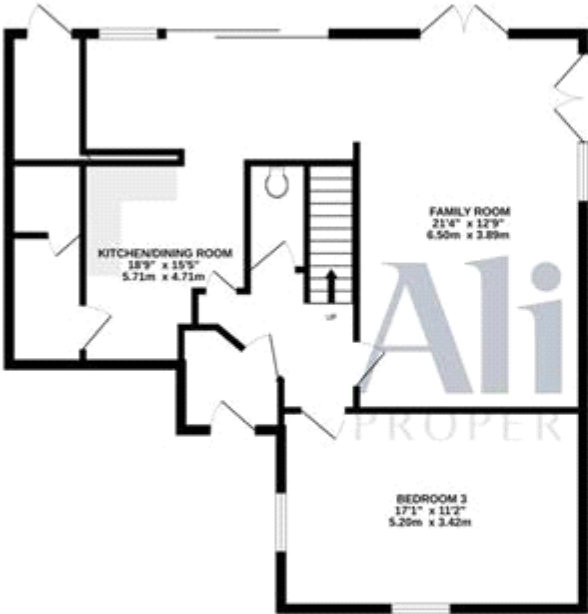
Parking options: Off Street

Garden details: Private Garden

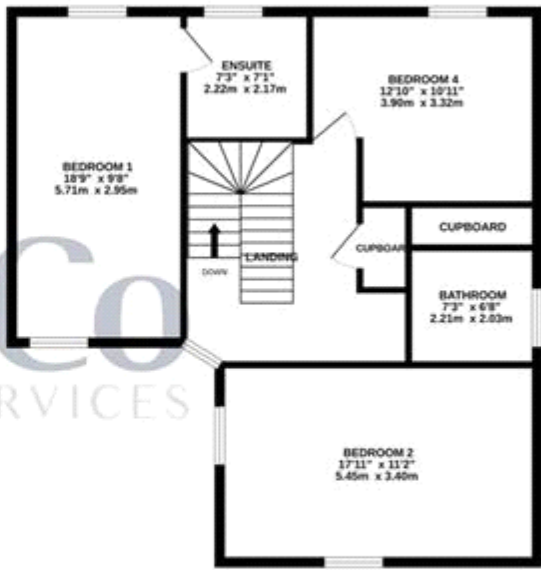




GROUND FLOOR  
863 sq. ft. (80.2 sq.m.) approx.



1ST FLOOR  
777 sq. ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 1640 sq.ft. (152.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.