



## Triumph Close, Grays

£1,995 pcm

**LET**

Ali & Co are pleased to offer to the market this Three Bedroom Detached House.

Close Proximity To Lakeside Shopping Centre | Close to schools | Close To Station | Off Street Parking | Detached House | 3/4 Bedrooms | PLANNING FOR EXTENSION | Open Plan Living | Modern Fully Fitted Kitchen | Ensuite Master Bedroom | Loft Conversion |

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**Ali&Co**  
PROPERTY SERVICES

## STUNNING THREE BEDROOM FAMILY HOME

Ali & Co are pleased to offer to the market this three bedroom detached house.

The ground floor accommodation has under floor heating, comprises of a great open plan space including lounge and kitchen/diner, and downstairs cloakroom.

The first floor leads you to three bedrooms - the master has en-suite shower room, and a family bathroom.

The second floor offer the fourth bedroom loft conversion with storage area.

The property also offers off street parking.

- Detached
- Four bedrooms
- Master bedroom with en-suite bathroom
- Open plan living
- Close proximity to Chafford Hundred train station

### Lounge

14'8" x 18'2" (4.47m x 5.54m).

Front Double glazed window. Radiator, painted plaster ceiling, ceiling light, dining area, double patio doors

### Kitchen

14'8" x 9'3" (4.47m x 2.82m).

Patio double glazed door. Double glazed window. Part tiled walls, painted plaster ceiling, ceiling light. Roll top work surface, fitted units, stainless steel sink.

### WC

3'4" x 4'3" (1.02m x 1.3m).

Standard WC, wash hand basin.

### Master Bedroom

10'2" x 10'11" (3.1m x 3.33m).

Double aspect double glazed windows. Radiator, painted plaster ceiling, ceiling light.

### En-suite

4'2" x 5'8" (1.27m x 1.73m).

Double glazed window with frosted glass. Part tiled walls, painted plaster ceiling, ceiling light. Standard WC, corner shower, wash hand basin.

### Bedroom 2

7'7" x 12' (2.31m x 3.66m).

Radiator, painted plaster ceiling, ceiling light.

### Bedroom 3

6'9" x 11' (2.06m x 3.35m).

Double glazed window. Radiator, painted plaster ceiling, ceiling light.

### Bathroom

7'7" x 4'3" (2.31m x 1.3m).

Double glazed window with frosted glass. Part tiled walls, painted plaster ceiling, ceiling light. Standard WC, panelled bath with mixer tap, wash hand basin with mixer tap.

Council Tax Band: D (Thurrock Council)

Deposit: £2,100

Parking options: Off Street

Garden details: Private Garden

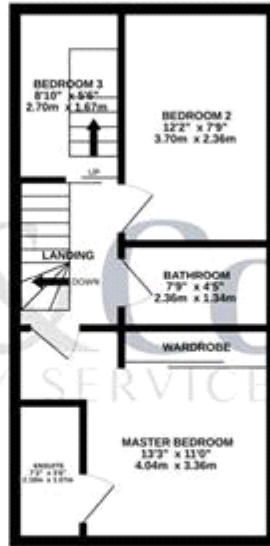




GROUND FLOOR  
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.1 sq.m.) approx.



2ND FLOOR  
298 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA: 1161 sq.ft. (107.9 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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>76</b>	
(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		
<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.

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