



## Woodside Close, Grays

**£450,000** Freehold

**SOLD**

Ali & Co are delighted to present this newly built STUNNING FOUR BEDROOM LINK DETACHED Family home, located in a new development Woodside Grays. The property is well positioned within easy reach of all local amenities and schools in the area.

Fantastic Location | Four Bedroom | Garage | Great School Catchment | Integrated Appliances | Modern Bathroom | Modern Fully Fitted Kitchen | Newly Developed | Stunning Family Home |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES



## STUNNING FOUR BEDROOM FAMILY HOME

Ali & Co are delighted to present this newly built STUNNING FOUR BEDROOM LINK DETACHED Family home, located in a new development Woodside Grays. The property is well positioned within easy reach of all local amenities and schools in the area.

**LOCATION:** The property is located on a quite cul -de sac a new development in the desirable Woodside Grays area, having access to M25 and A13 road links, within easy reach to all local amenities and Schools.

**ACCOMMODATION:** This well presented FOUR bedroom family home offers spacious modern living. The welcoming hallway leads to a large lounge and a modern fully fitted kitchen with integrated appliances and ample storage space and dining area.

The property has a downstairs WC and a Contemporary family Bathroom.

The Garage has been converted to a home office.

**BEDROOMS:** There are Four generously sized bedrooms, the Master bedroom having the added bonus of an en-suite.

**EXTERNALLY:** The driveway leads to the Garage ,and side gate giving access to a generous size landscaped Garden.

please call today to arrange your viewing at this modern well presented family home .

Council Tax Band: E

Tenure: Freehold

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Rights & easements: Private right of way

### Bedroom 1

w: 3.26m x l: 4.56m x h: 2.5m (w: 10' 8" x l: 15' x h: 8' 2")

### Bedroom 2

w: 2.08m x l: 4.26m x h: 2.5m (w: 6' 10" x l: 14' x h: 8' 2")

### Bedroom 3

w: 2.5m x l: 3.47m x h: 2.5m (w: 8' 2" x l: 11' 5" x h: 8' 2")

### Bedroom 4

w: 3.5m x l: 2.73m x h: 2.5m (w: 11' 6" x l: 8' 11" x h: 8' 2")

### Kitchen/diner

w: 3.06m x l: 5.37m x h: 2.5m (w: 10' x l: 17' 7" x h: 8' 2")

### Lounge

w: 5.3m x l: 3.74m x h: 2.5m (w: 17' 5" x l: 12' 3" x h: 8' 2")

### Garage

w: 3.11m x l: 3.2m x h: 2.5m (w: 10' 2" x l: 10' 6" x h: 8' 2")







Woodside Close



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</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		
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/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.