



## 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.

Close to schools | Cul De Sac | Detached | Double Bedrooms | Driveway | Ensuite Bathroom | Fantastic Location | Four Bedroom House | Modern Fully Fitted Kitchen | kitchen/diner |

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**Ali&Co**  
PROPERTY SERVICES

## STUNNING FOUR BEDROOM FAMILY HOME 4 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 in 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 immaculately presented home offers spacious and modern living throughout. Upon entering, you are greeted by a bright and welcoming hallway leading into a large, stylish lounge perfect for relaxing and entertaining.

The heart of the home is the contemporary kitchen/diner, featuring high spec, integrated appliances, ample storage, and a sleek finish. The dining area, enhanced by a charming bay window, overlooks open green space, creating a light and airy atmosphere.

The ground floor also benefits from a convenient downstairs WC. Upstairs, you'll find four generously sized bedrooms, ideal for family living. The master bedroom boasts its own modern en-suite, while the remaining bedrooms are served by a beautifully finished family bathroom.

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

Internal viewings highly recommended, please call the office today on 01375 806786 to arrange a viewing of this beautifully presented home.

Council Tax Band: E (Thurrock Council)

Tenure: Freehold

Parking options: Garage, Off Street

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains, Solar

Water supply: Mains

### Bedroom 1

w: 3.17m x l: 4.53m (w: 10' 5" x l: 14' 10")

### Bedroom 2

w: 3.17m x l: 2.77m (w: 10' 5" x l: 9' 1")

### Bedroom 3

w: 2.1m x l: 4.29m (w: 6' 11" x l: 14' 1")

### Bedroom 4

w: 2.1m x l: 3.53m (w: 6' 11" x l: 11' 7")

### Kitchen/diner

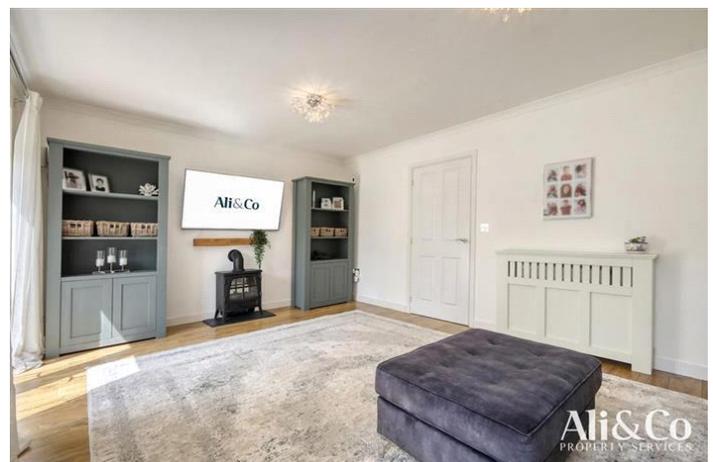
w: 2.78m x l: 5.33m (w: 9' 1" x l: 17' 6")

### Lounge

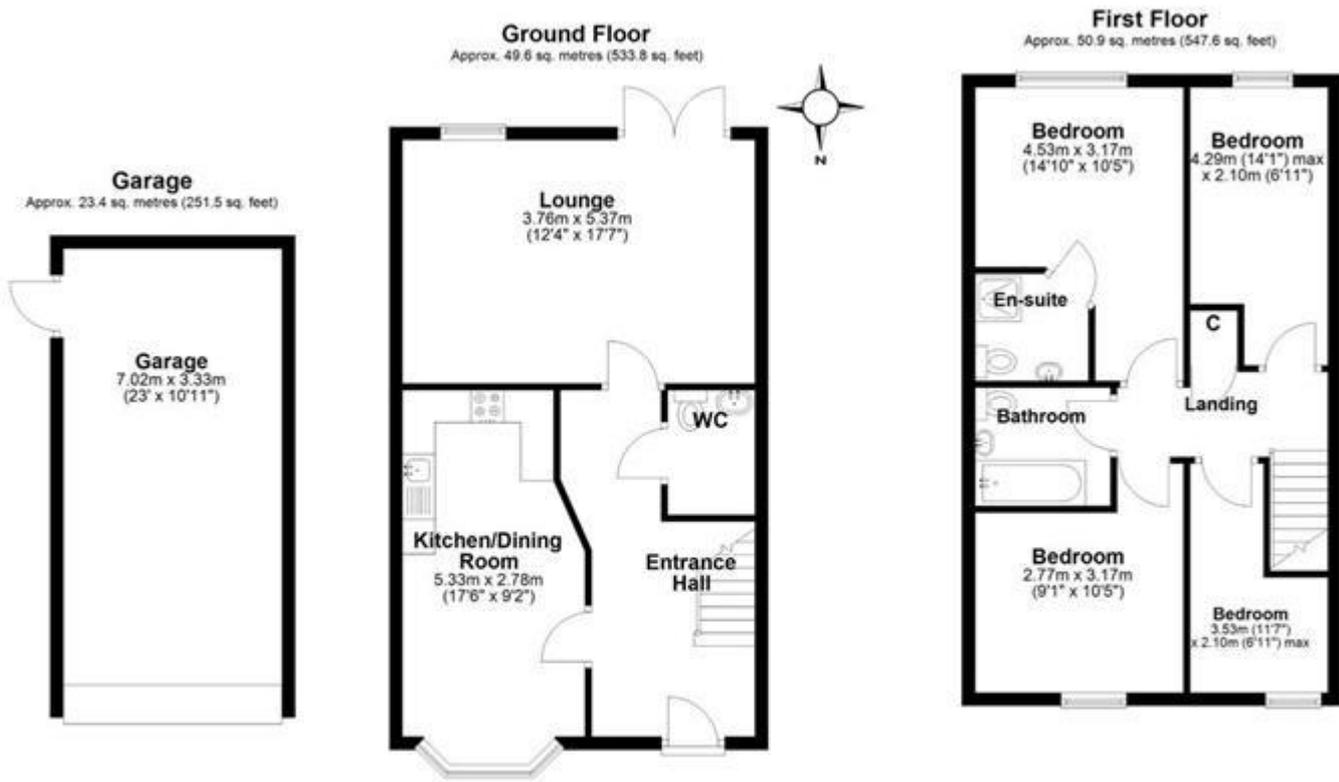
w: 5.37m x l: 3.76m (w: 17' 7" x l: 12' 4")

### Garage

w: 3.33m x l: 7.02m (w: 10' 11" x l: 23' )







Total area: approx. 123.8 sq. metres (1332.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Woodside Close, Grays**



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