



## Lodge Lane, Grays

**£460,000** Freehold

Ali & Co are thrilled to present this superbly located **THREE BEDROOM** semi-detached family home, which has been thoughtfully extended and is perfect for modern family living. Positioned on the prestigious road of **LODGE LANE** in North Grays.

Close Proximity To Lakeside Shopping Centre | Close to schools | Driveway | Extended | Extended Kitchen Family Room | Fantastic Location | Landscaped Garden | Situated Off Lodge Lane | Spacious Lounge/Diner |

**01375 806786**

[hello@aliandcoproperty.co.uk](mailto:hello@aliandcoproperty.co.uk)

**Ali & Co**  
PROPERTY SERVICES



## THREE BEDROOM SEMI DETACHED MODERN FAMILY HOME

Fantastic Three-Bedroom extended Semi-Detached Family Home – Prime Location in North Grays

Ali & Co are thrilled to present this superbly located three bedroom semi-detached family home, which has been thoughtfully extended and is perfect for modern family living, Positioned on the prestigious road of Lodge Lane in North Grays.

### LOCATION:

Nestled in one of North Grays most sought after roads, the property is within close proximity to highly regarded schools, local amenities, and the popular Lakeside Shopping Centre. For commuters, the A13 and M25 are easily accessible, offering quick and convenient travel links.

### ACCOMODATION:

This beautifully presented home boasts well-proportioned, versatile living spaces. The entrance hallway leads into a modern kitchen, the open-plan design seamlessly connects the kitchen to the generously sized lounge/dining room, which features direct access to the rear garden, perfect for family gatherings and entertaining.

### BEDROOMS:

Upstairs, you will find three good-sized bedrooms and a family bathroom, complete with a separate WC.

### EXTERNALLY:

The property is set back from the road, offering plenty of parking space to the front. There is also side access leading to a large, mature landscaped garden.

This stunning family home is ready for you to move in. Call our office today to arrange a viewing!

Council Tax Band: D (Thurrock Council)

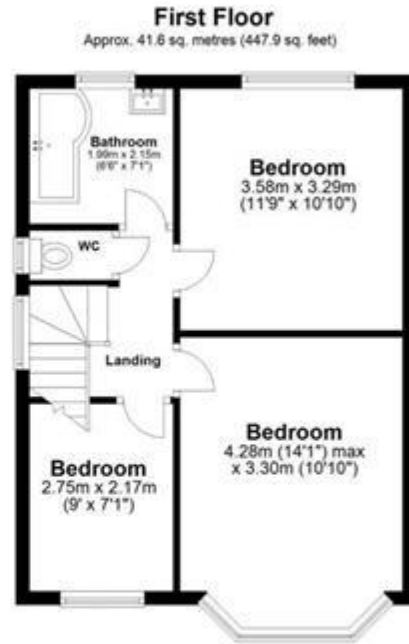
Tenure: Freehold

Parking options: Driveway

Garden details: Rear Garden







Total area: approx. 96.0 sq. metres (1033.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
Plan produced using PlanUp.

**Lodge Lane**



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>		
(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.