



Ali & Co
PROPERTY SERVICES



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Connaught Avenue, Grays

Guide Price £525,000 Freehold

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Ali & Co are excited to present this charming three bedroom semi-detached bungalow CHAIN FREE, located on one of the most highly sought after tree lined avenues in North Grays.

CHAIN FREE | Excellent transport links to A13, M25, and London | Prime Location | THREE BEDROOM BUNGALOW | Spacious living areas | Large west facing landscaped garden | Close to schools, amenities, and Lakeside Shopping Centre | Ample off street parking | Extended | Great Potential |

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THREE BEDROOM BUNGALOW

GUIDE PRICE £525,000 - £550,000

Ali & Co are excited to present this charming three bedroom semi-detached bungalow, CHAIN FREE located on one of the most highly sought after tree lined avenues in North Grays.

LOCATION:

Set on the prestigious Connaught Avenue, often regarded as a favourite among local residents, this property offers a rare opportunity to live in one of the most desirable Avenues in North Grays. The peaceful, leafy surroundings provide a perfect blend of tranquility and convenience, this spacious family home is ideally positioned 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 charming bungalow has been thoughtfully extended to maximize space and functionality. The ground floor offers a welcoming entrance, spacious living areas, including a rear extension with a stunning lantern roof and a Modern fitted kitchen, while the upper level provides additional 2 bedrooms perfect for guests or growing families.

EXTERNALLY:

This stunning family home has a large west facing sunny landscaped Garden with mature shrubs and a patio area, the property benefits from a generous frontage, the driveway can accommodate multiple vehicles, offering convenience for both residents and visitors.

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

Council Tax Band: D

Tenure: Freehold

Parking options: Driveway

Garden details: Rear Garden

Bedroom 1

w: 3m x l: 4.12m (w: 9' 10" x l: 13' 6")

Bedroom 2

w: 2.1m x l: 4.71m (w: 6' 11" x l: 15' 5")

Bedroom 3

w: 2.31m x l: 4.12m (w: 7' 7" x l: 13' 6")

Lounge/diner

w: 5.29m x l: 5.01m (w: 17' 4" x l: 16' 5")

Living room

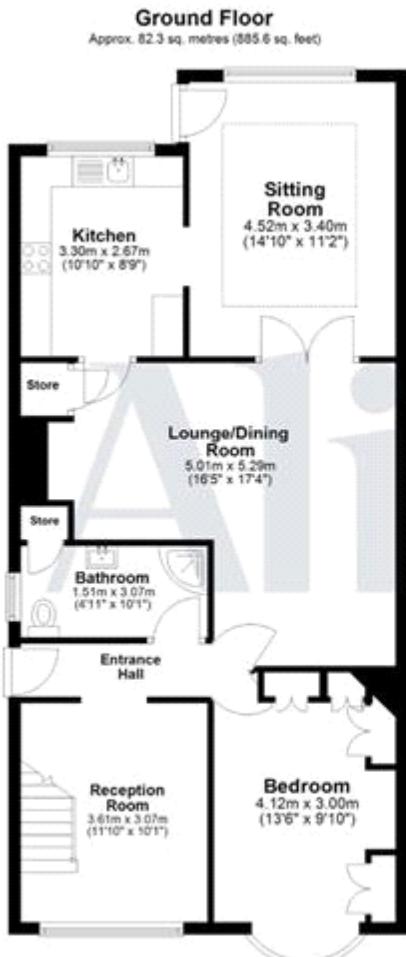
w: 3.4m x l: 4.52m (w: 11' 2" x l: 14' 10")

Kitchen

w: 2.67m x l: 3.3m (w: 8' 9" x l: 10' 10")







Total area: approx. 131.5 sq. metres (1415.8 sq. feet)

Connaught Avenue



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
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.