



## Waverley Gardens, Grays

**Guide Price £475,000** Freehold

**SOLD**

GUIDE PRICE £475,000 - £495,000

Ali & Co are delighted to present this well presented extended FOUR BEDROOM SEMI-DETACHED CHALET BUNGALOW, ideally situated in a quiet cul-de-sac in the sought after area of NORTH GRAYS.

Ample Parking | Chalet Bungalow | Close Proximity To Lakeside Shopping Centre | Close to schools | Cul De Sac | Double Bedrooms | Extended Family Home | Extended Kitchen Family Room | Fantastic Location | North Grays Area |

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**Ali & Co**  
PROPERTY SERVICES



## FANTASIC FOUR BEDROOM FAMILY HOME

Ali & Co are delighted to present this well presented extended FOUR BEDROOM SEMI-DETACHED CHALET BUNGALOW, ideally situated in a quiet cul-de-sac in the sought after area of NORTH GRAYS.

### LOCATION:

Nestled in one of North Grays most sought after Cul- de -sacs, 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.

**ACCOMMODATION:** This well presented home offers spacious and modern living throughout. Upon entering, you are greeted by a bright and welcoming hallway leading into a large, lounge perfect for relaxing and entertaining.

The heart of the home is the contemporary kitchen/diner, with integrated appliances, ample storage. French doors lead directly out to a stunning landscaped Garden

The ground floor also benefits from a convenient downstairs Bathroom. Upstairs, you'll find Two generously sized bedrooms, and shower room ideal for family living.

### EXTERNALLY:

This stunning family home has a large landscaped Garden with mature shrubs and a patio area, a shed and Summer House providing additional storage ,the property benefits from a generous frontage and side access ,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 (Thurrock Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

### Bedroom 1

w: 3.62m x l: 3.44m (w: 11' 11" x l: 11' 3")

### Bedroom 2

w: 2.83m x l: 3.4m (w: 9' 3" x l: 11' 2")

### Bedroom 3

w: 2.83m x l: 5.76m (w: 9' 3" x l: 18' 11")

### Bedroom 4

w: 2.95m x l: 3.34m (w: 9' 8" x l: 10' 11")

### Lounge

w: 2.83m x l: 6.49m (w: 9' 3" x l: 21' 4")

### Kitchen/diner

w: 5.92m x l: 2.69m (w: 19' 5" x l: 8' 10")

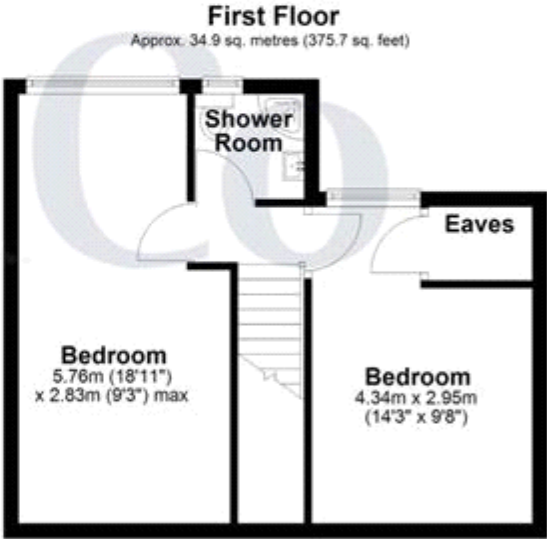
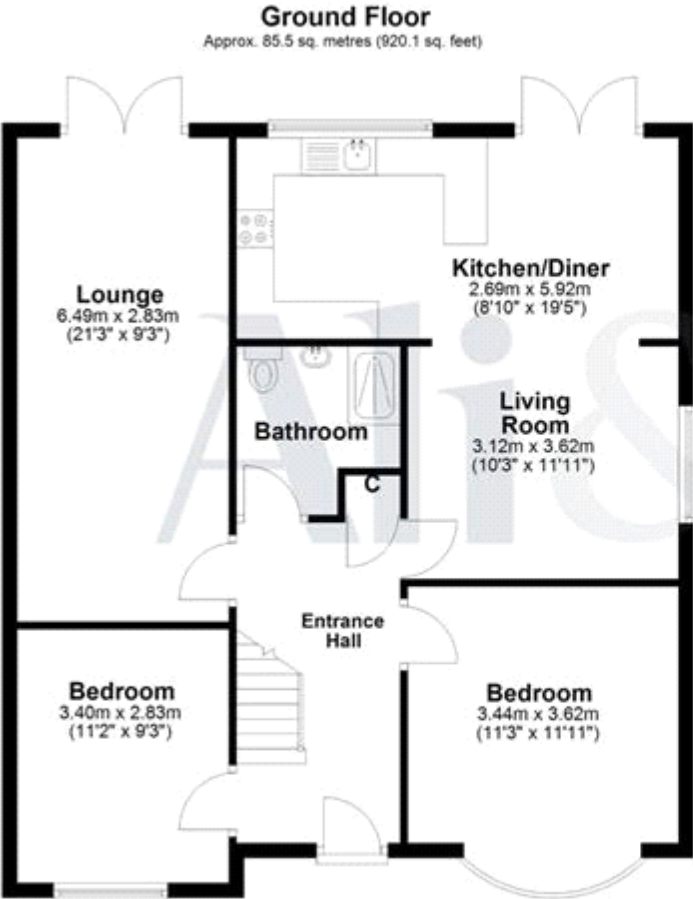
### Living room

w: 3.62m x l: 3.12m (w: 11' 11" x l: 10' 3")









Total area: approx. 120.4 sq. metres (1295.8 sq. feet)  
**Waverley Gardens, Grays**



| Energy Efficiency Rating                    |                |                         |
|---------------------------------------------|----------------|-------------------------|
|                                             | Current        | Potential               |
| Very energy efficient - lower running costs |                |                         |
| (92-)                                       | <div></div> 70 | <div></div> 80          |
| <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 |                |                         |
| 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.