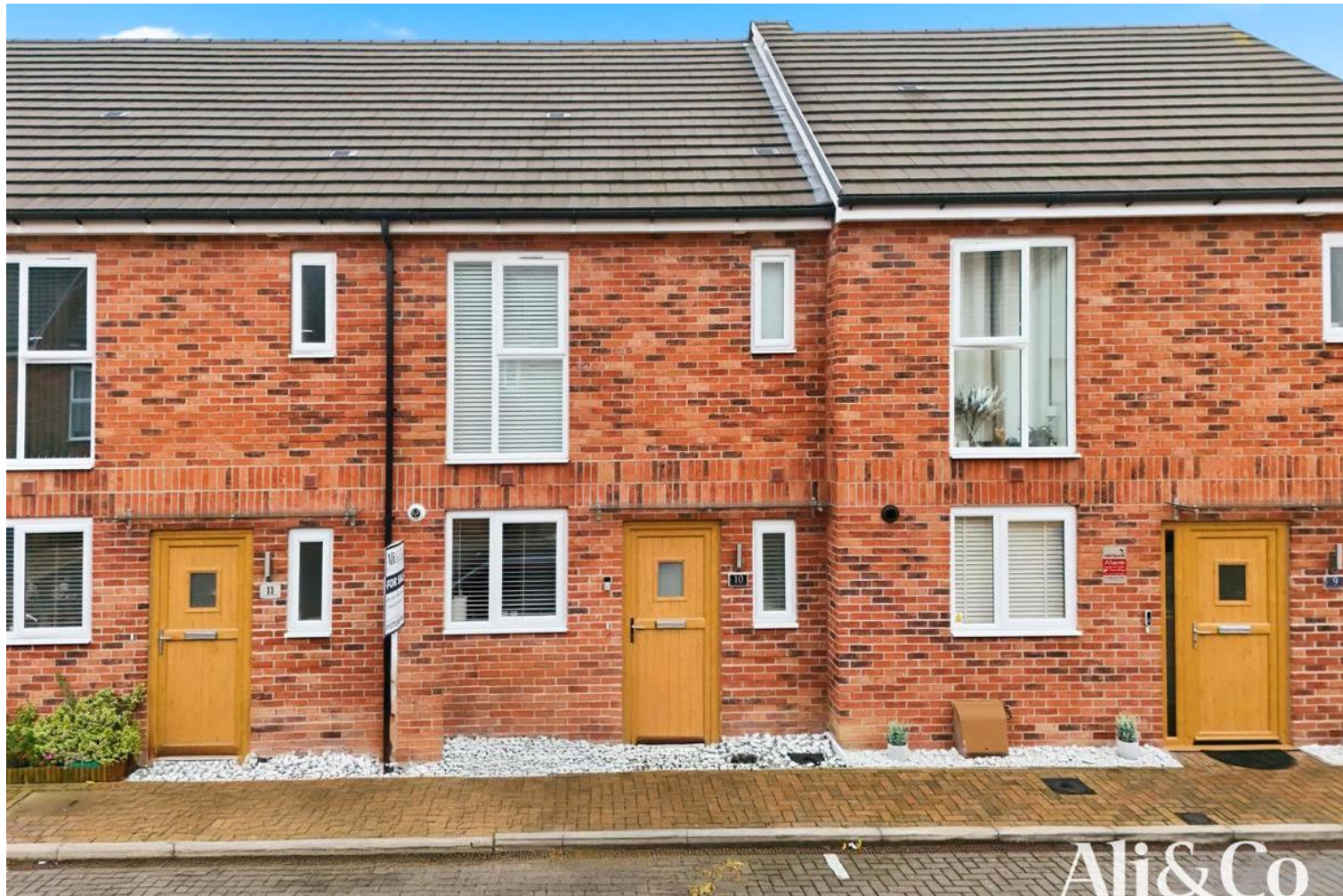




Killarney Crescent, West Thurrock, Grays

£385,000 Freehold

Ali & Co are delighted to present this beautifully designed, newly built two bedroom home located in the vibrant, heart of Lakeside, West Thurrock, Grays.

CHAIN FREE | Newly built two bedroom home | Modern kitchen with integrated appliances | Spacious lounge/dining area | Allocated Parking | Close Proximity To Lakeside Shopping Centre | Downstairs WC | Master Bedroom with En-Suite |

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Ali&Co
PROPERTY SERVICES

STUNNING TWO BEDROOM MID TERRACE HOME

Ali & Co are delighted to present this beautifully designed, newly built two bedroom home located in the vibrant, heart of Lakeside, West Thurrock, Grays.

LOCATION: Situated just moments from Lakeside Shopping Centre, this home offers unbeatable convenience with shops, restaurants, gyms, and leisure facilities right on your doorstep. Excellent transport links include Chafford Hundred Train Station within walking distance and easy access to the M25 and A13.

ACCOMODATION: This newly built two bedroom home in the heart of Lakeside offers modern living at its finest. The accommodation includes a stunning kitchen fitted with integrated appliances, flowing into a spacious lounge and dining area, perfect for entertaining or relaxing. A convenient downstairs WC adds practicality to the ground floor layout. Upstairs, the property boasts two generously sized double bedrooms, with the master featuring a stylish en-suite for added comfort. Designed with contemporary living in mind, the home showcases a sleek modern kitchen and elegantly tiled bathroom and en-suite, all finished to a high standard.

EXTERNALLY: There is a beautiful low maintenance landscaped garden, including allocated parking directly outside the front of the property.

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

Council Tax Band: C (Thurrock Council)

Tenure: Freehold

Parking options: Residents

Garden details: Rear Garden

Bedroom 1

w: 4.38m x l: 3.56m (w: 14' 4" x l: 11' 8")

Bedroom 2

w: 3m x l: 3.79m (w: 9' 10" x l: 12' 5")

Lounge/diner

w: 4.38m x l: 5.3m (w: 14' 4" x l: 17' 5")

Kitchen

w: 1.91m x l: 3.4m (w: 6' 3" x l: 11' 2")

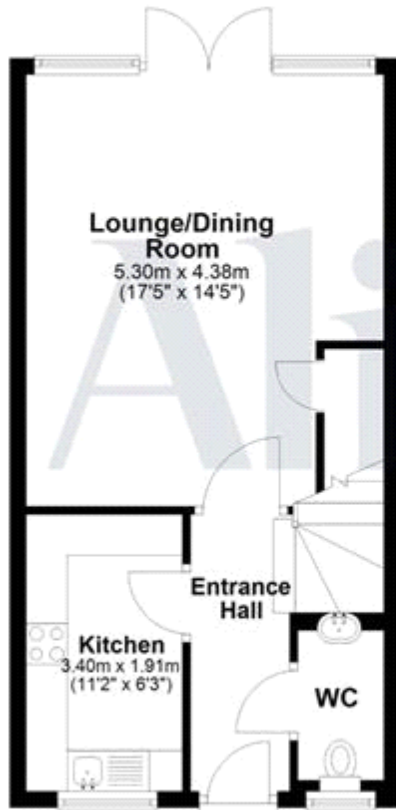
Bathroom

w: 1.86m x l: 2.23m (w: 6' 1" x l: 7' 4")

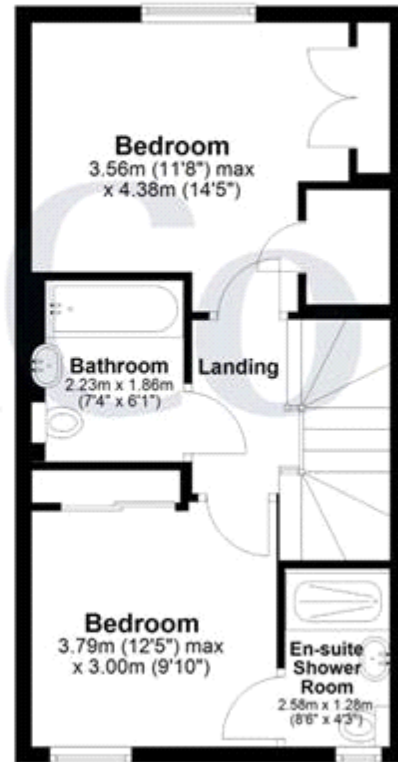




Ground Floor
Approx. 38.6 sq. metres (415.2 sq. feet)



First Floor
Approx. 35.9 sq. metres (386.6 sq. feet)



Total area: approx. 74.5 sq. metres (801.8 sq. feet)
Killarney Cresnet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		120
A (92-)		
B (81-91)	84	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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.