



Edmund Road, Grays

£365,000 Freehold

Presenting to the market with Ali & Co Property Services, this charming TWO-BEDROOM Terraced family home is located in the highly sought after of Chafford Hundred.

Great School Catchment | Stylish family bathroom | Two-bedroom terraced family home | Electric vehicle charging point | Close to Lakeside Shopping Centre, schools, and parks | Excellent transport links to London | Bright and spacious lounge with garden access |

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Ali&Co
PROPERTY SERVICES

TWO BEDROOM FAMILY HOME

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Situated in the highly sought after Chafford Hundred area, this property offers the perfect blend of convenience and community living. Residents benefit from excellent transport links, including Chafford Hundred railway station with direct services to London Fenchurch Street, making it ideal for commuters. The location is also close to Lakeside Shopping Centre, providing a wide range of retail, dining, and leisure options. Families will appreciate the proximity to well regarded schools, local parks.

Upon entering, you are welcomed by a bright and spacious lounge, ideal for relaxing or entertaining, with direct access to the rear garden. The modern fitted kitchen provides ample storage and workspace, making it a practical and inviting space for home cooking. Upstairs, you will find two well proportioned bedrooms, both offering a peaceful retreat, and a modern family bathroom finished to a high standard. The property benefits from gas central heating and double glazing throughout.

Externally, the home boasts a private landscaped rear garden, perfect for outdoor dining or family activities, and two allocated parking space including a Electric vehicle charging point for added convenience.

This home is perfect for first time buyers, families, or investors looking for a property in a vibrant community with great schools and outdoor spaces. 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: EV Charging, Residents
Garden details: Private Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Bedroom 1

w: 3.73m x l: 3.62m (w: 12' 3" x l: 11' 11")

Bedroom 2

w: 1.71m x l: 2.98m (w: 5' 7" x l: 9' 9")

Kitchen

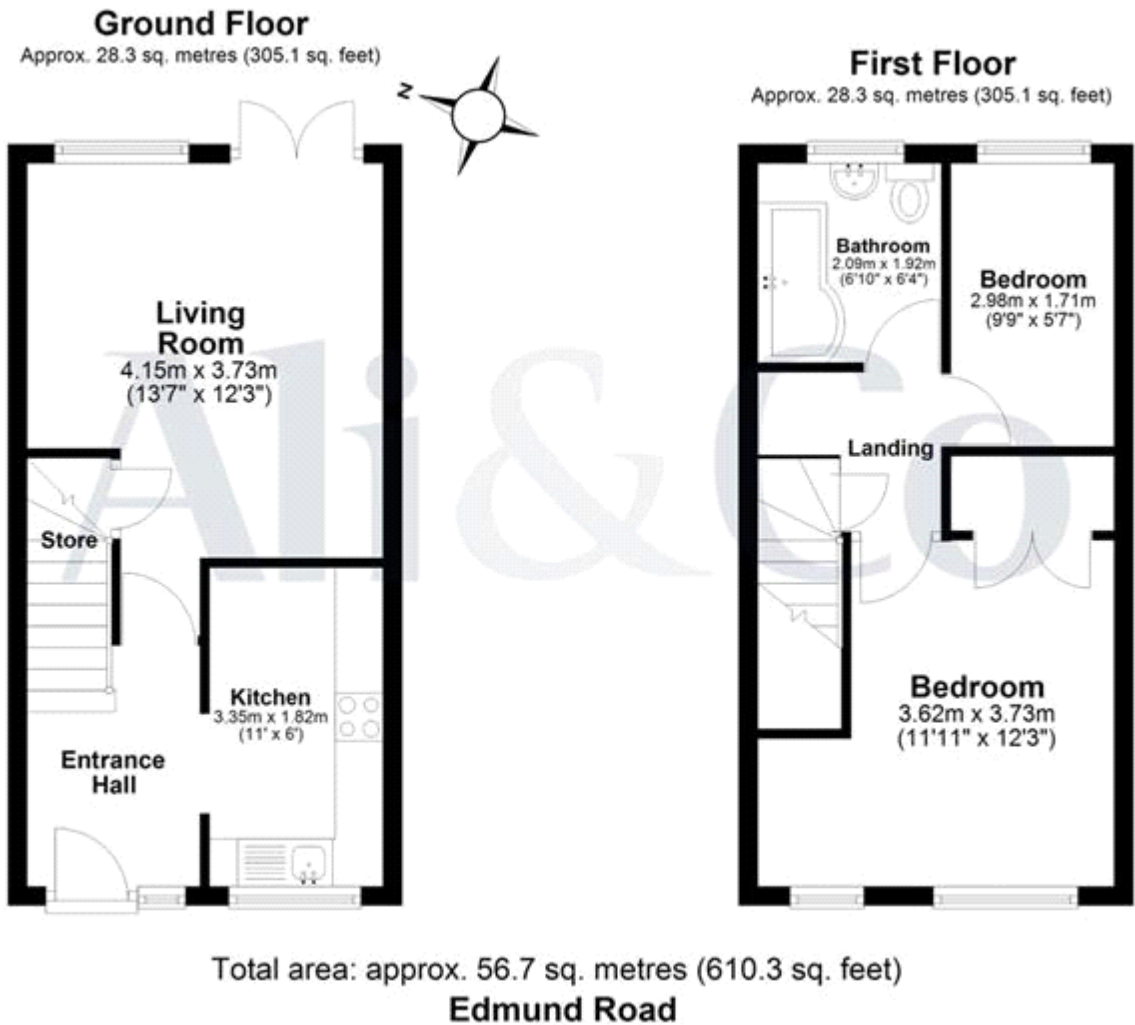
w: 1.82m x l: 3.35m (w: 6' x l: 11')

Living room

w: 3.73m x l: 4.15m (w: 12' 3" x l: 13' 7")







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	90
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	72
(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.