



## Bradleigh Avenue, Grays

**£675,000**

Presenting to the market with Ali & Co Property Services, this attractive **THREE BEDROOM SEMI - DETACHED FAMILY HOME** is Nestled on the prestigious **BRADLEIGH AVENUE** in North Grays.

Newly fitted kitchen diner with sleek central island | Modern downstairs shower room | Three generously sized bedrooms | Large master bedroom with ensuite and dressing area | Ample off street parking and garage | Prime location near highly regarded schools, Lakeside Shopping Centre, and excellent A13/M25 links |

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**Ali&Co**  
PROPERTY SERVICES

## STUNNING THREE BEDROOM FAMILY HOME

Presenting to the market with Ali & Co Property Services, this attractive **THREE BEDROOM SEMI - DETACHED FAMILY HOME** is Nestled on the prestigious **BRADLEIGH AVENUE** in North Grays.

**LOCATION:** Nestled on one of North Grays most sought after roads, this beautifully presented property offers the perfect blend of convenience and lifestyle. Located within close proximity to highly regarded schools, local amenities, and the renowned Lakeside Shopping Centre, everything you need is just moments away. For commuters, excellent transport links via the A13 and M25 ensure quick and easy access to London and surrounding areas, making this an ideal home for those balancing work and family life.

**ACCOMODATION:** Step inside to discover a generous separate lounge and dining area, ideal for family living and entertaining. The heart of the home is a newly fitted kitchen diner, complete with a sleek central island and high spec finishes. Bi-fold doors open into a bright conservatory, creating a seamless indoor outdoor flow. Additional highlights include a modern downstairs shower room.

Upstairs, the home continues to impress with three generously sized bedrooms, including a large master suite with its own private ensuite and a recessed dressing area. A separate office space provides the perfect solution for remote working or study, adding flexibility for modern living, This property has been thoughtfully designed and finished to a high standard, offering a lifestyle of comfort and convenience in a prime location.

Outside, the property continues to impress with ample off street parking, a garage, and a mature landscaped rear garden. The garden also includes a versatile outbuilding, ideal for use as a home gym, studio, or additional storage.

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)

Parking options: Garage

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

### Bedroom 1

w: 3.5m x l: 3.3m (w: 11' 6" x l: 10' 10")

### Bedroom 2

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

### Bedroom 3

w: 2m x l: 2m (w: 6' 7" x l: 6' 7")

### Office 1

w: 2.2m x l: 2.3m (w: 7' 3" x l: 7' 7")

### Conservatory

w: 5.8m x l: 2.6m (w: 19' x l: 8' 6")

### Kitchen/diner

w: 5.8m x l: 4.9m (w: 19' x l: 16' 1")

### Living room

w: 3.95m x l: 2.3m (w: 13' x l: 7' 7")

### Dining

w: 3.95m x l: 2.3m (w: 13' x l: 7' 7")







| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-)                                       | A       | 86                      |
| (81-91)                                     | B       |                         |
| (69-80)                                     | C       |                         |
| (55-68)                                     | D       |                         |
| (39-54)                                     | E       | 58                      |
| (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.