



Hampden Road, Grays

£380,000 Freehold

Presenting to the market with Ali & Co Property Services is this attractive, extended three bedroom terraced family home, located in the heart of GRAYS.

Extended three-bedroom terraced home | High ceilings & character features | Spacious lounge with media wall | Large modern kitchen with garden access | Contemporary downstairs family bathroom | Large garage for storage or additional space | Excellent location – 0.5 miles to Grays Station |

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Ali&Co
PROPERTY SERVICES

STUNNING THREE BEDROOM FAMILY HOME

Presenting to the market with Ali & Co Property Services is this attractive, extended three bedroom terraced family home, located in the heart of GRAYS.

LOCATION: situated within easy reach of local amenities, schools, and excellent transport links, including Grays station just 0.5 miles away, offering convenient access to London.

ACCOMODATION: This beautifully presented home boasts a spacious lounge/dinning area featuring an elegant media wall, creating the perfect space for relaxation and entertainment. The home boasts a large, modern kitchen with direct access to the rear garden. on the ground floor, you will also find a stylish contemporary family bathroom. Upstairs offers three generously sized bedrooms.

The home combines period charm with modern luxury, including high ceilings that enhance the sense of space and light throughout. Every detail has been thoughtfully designed, from the luxurious flooring to the stylish finishes, offering a warm and inviting atmosphere. Ideal for those seeking a blend of character and contemporary living in a sought after location.

EXTERNALLY: Outside, the property benefits from a private garden and a large garage, perfect for storage or as a versatile additional space.

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

Garden details: Rear Garden

Bedroom 1

w: 4.73m x l: 3.3m (w: 15' 6" x l: 10' 10")

Bedroom 2

w: 2.3m x l: 3.4m (w: 7' 7" x l: 11' 2")

Bedroom 3

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

Kitchen

w: 3m x l: 4.5m (w: 9' 10" x l: 14' 9")

Living room

w: 3.6m x l: 3.3m (w: 11' 10" x l: 10' 10")

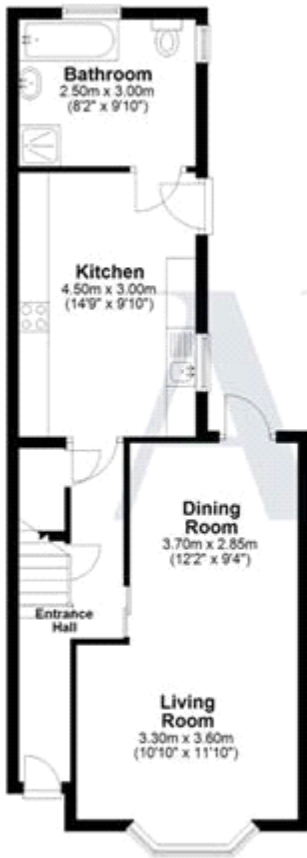
Dining

w: 2.85m x l: 3.7m (w: 9' 4" x l: 12' 2")





Ground Floor
Approx. 62.3 sq. metres (662.4 sq. feet)



First Floor
Approx. 39.2 sq. metres (421.6 sq. feet)



Garage
Approx. 21.1 sq. metres (227.1 sq. feet)



Total area: approx. 112.5 sq. metres (1211.1 sq. feet)
Hampden Road



| Energy Efficiency Rating | | |
|---|----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-) | A | |
| (81-91) | B | 84 |
| (69-80) | C | |
| (55-68) | D | 66 |
| (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.