



## Connaught Avenue, Grays

**£435,000** Freehold

Ali & Co Property Services are delighted to present this beautiful CHAIN FREE bungalow on Connaught Avenue, North Grays offering modern living throughout and finished to an exceptional standard.

Garage and ample driveway parking | Beautifully updated bungalow on Connaught Avenue | Newly decorated throughout | Stunning modern kitchen with island and bi-folding doors | Newly fitted contemporary shower room | Large frontage | Garage ideal for storage | Convenient and popular location | Low maintenance west facing rear garden |

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**Ali&Co**  
PROPERTY SERVICES



## TWO BEDROOM BUNGALOW

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### LOCATION

Situated close to local schools, parks, shops, and excellent transport links including the A13, M25, and C2C rail station, CONNAUGHT AVENUE provides easy access for commuters and families alike. The area is well regarded for its friendly community feel and accessibility to nearby amenities.

### ACCOMODATION

Step inside to a newly decorated interior, offering a fresh and contemporary feel from the moment you enter. The heart of the home is the stunning modern kitchen, complete with a central island, sleek cabinetry and integrated appliances, full width bi-folding doors open directly onto the sunny west facing garden, creating the perfect setting for entertaining or enjoying seamless indoor outdoor living. The property further benefits from a newly fitted shower room, finished with quality fixtures and a modern design. Bright and well proportioned living spaces make this bungalow ideal for comfortable everyday living.

### EXTERNALLY

The property enjoys a large frontage, offering an impressive approach with ample space and great kerb appeal. To the rear, the bi-folding doors open onto a low maintenance west facing garden, perfect for enjoying afternoon and evening sun. The bungalow also benefits from a garage, providing excellent 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)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden, Rear Garden

Heating: Gas Mains

Water supply: Mains

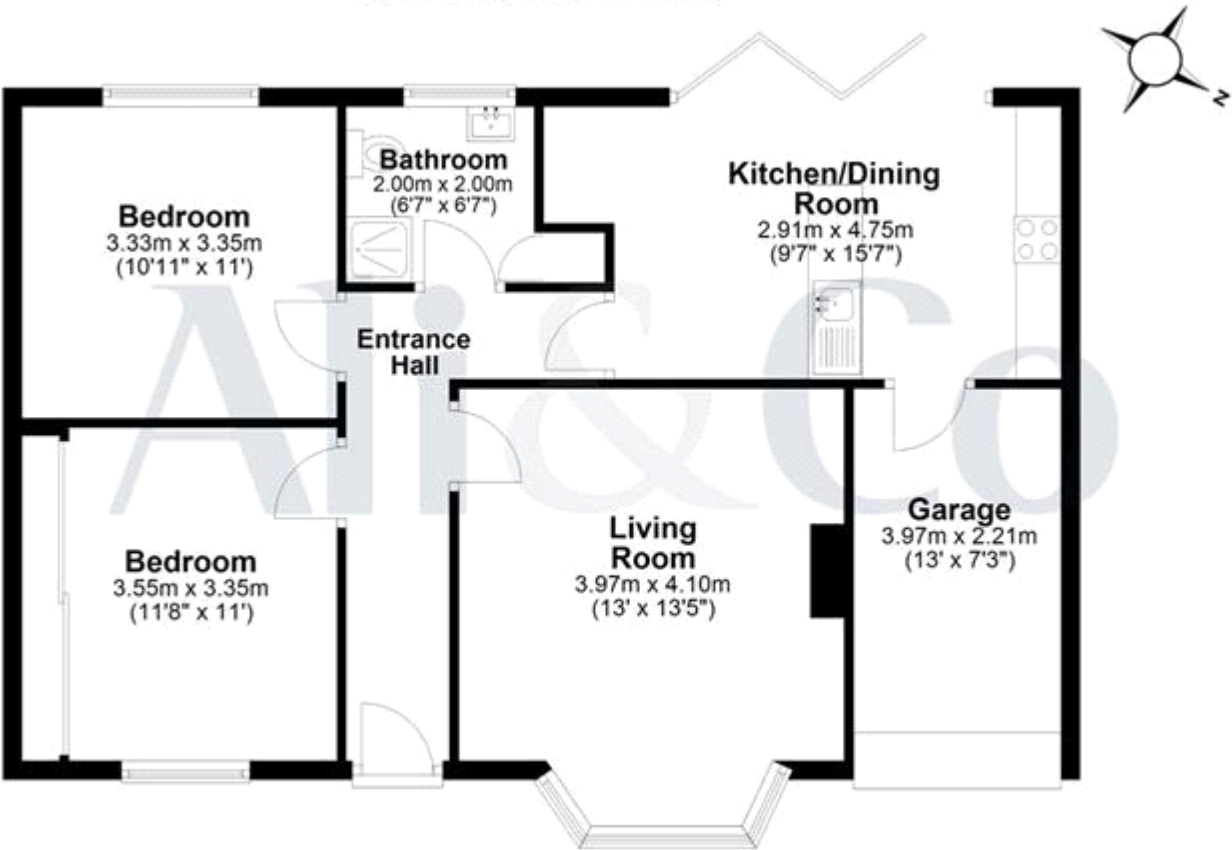
Sewerage: Mains





Ground Floor

Approx. 78.7 sq. metres (847.3 sq. feet)



Total area: approx. 78.7 sq. metres (847.3 sq. feet)  
Connaught Avenue



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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		
		<b>73</b>
	<b>51</b>	
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.