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PROPERTY SERVICES



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## Heathview Road, Grays

**£494,995** Freehold

Presenting to the market with Ali & Co Property Services, is this attractive, extended **FIVE BEDROOM SEMI - DETACHED FAMILY HOME** located in the ever so popular area of North Grays.

Close to highly rated schools and local amenities | Ensuite Bathroom | Five Bedrooms | Front Driveway | Extended family home set over three floors | Large lounge leading to modern kitchen/diner | Beautiful west facing garden | Family bathroom and en-suite to master bedroom |

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## FIVE BEDROOM EXTENDED HOME

Presenting to the market with Ali & Co Property Services, is this attractive, extended FIVE BEDROOM SEMI - DETACHED FAMILY HOME located in the ever so popular area of North Grays.

### LOCATION

Situated in the sought after area of North Grays, offering convenient access to local amenities, reputable schools, and excellent transport links, including the A13 and M25 for commuters. Lakeside Shopping Centre and Chafford Hundred C2C station are just a short drive away.

### ACCOMMODATION

This well presented and extended family home is set over three floors, providing generous living space throughout. The ground floor features a large lounge that flows seamlessly into a modern kitchen/diner, perfect for family meals and entertaining. From here, French doors open onto a beautiful west facing garden, ideal for enjoying sunny afternoons.

Upstairs, you will find well proportioned bedrooms, while the top floor boasts a spacious master with separate shower room, offering privacy and comfort.

### EXTERNALLY

The property offers off street parking to the front and side access to the rear garden, which enjoys a sunny west facing aspect, perfect for outdoor dining and relaxation.

This newly decorated extended family home, set over three floors and is finished to a high standard throughout. 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: Driveway

Garden details: Rear Garden

#### Bedroom 1

w: 3.39m x l: 3.02m (w: 11' 1" x l: 9' 11")

#### Bedroom 2

w: 3.02m x l: 3.39m (w: 9' 11" x l: 11' 1")

#### Bedroom 3

w: 4.47m x l: 3.16m (w: 14' 8" x l: 10' 4")

#### Bedroom 4

w: 2.72m x l: 3.46m (w: 8' 11" x l: 11' 4")

#### Bedroom 5

w: 2.71m x l: 2.42m (w: 8' 11" x l: 7' 11")

#### Kitchen/diner

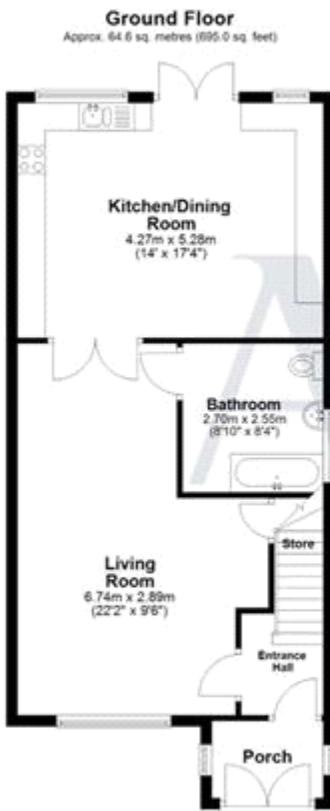
w: 5.28m x l: 4.27m (w: 17' 4" x l: 14' )

#### Lounge

w: 2.89m x l: 6.74m (w: 9' 6" x l: 22' 1")







Total area: approx. 145.6 sq. metres (1567.3 sq. feet)

Heath View Road



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/87/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.