



## Tyrrells Hall Close, Grays

**£475,000** Freehold

Situated in a quiet residential cul-de-sac, this well-presented home at Tyrrells Hall Close offers comfortable living in a popular Grays location, ideal for families, first-time buyers, or investors alike.

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**Ali&Co**  
PROPERTY SERVICES



## THREE BEDROOM FAMILY HOME

Situated in a quiet residential cul-de-sac, this well-presented home at Tyrrells Hall Close offers comfortable living in a popular Grays location, ideal for families, first-time buyers, or investors alike.

The property benefits from a practical layout with bright, well-proportioned rooms and a welcoming feel throughout. The accommodation provides flexible living space, suitable for modern day-to-day life, while the outdoor area offers a pleasant space to relax or entertain.

Conveniently located, the home is within easy reach of local schools, shops, and amenities, with good transport links nearby providing access to Grays town centre, Lakeside Shopping Centre, and mainline rail connections into London.

Road links to the A13 and M25 are also easily accessible.

Offered in good condition, this property presents an excellent opportunity for buyers seeking a home in a peaceful yet well-connected area.

Early viewing is highly recommended to appreciate the location and potential on offer.

### Accommodation & Measurements

Ground Floor – Approx. 74.1 sq. metres (797.3 sq. ft)

Living Room: 5.54m x 3.85m (18'2" x 12'8")

Lounge: 4.26m x 3.56m (14'0" x 11'8")

Dining Room: 3.98m x 2.65m (13'1" x 8'8")

Kitchen: 2.90m x 2.65m (9'6" x 8'8")

Conservatory: 2.55m x 2.65m (8'4" x 8'8")

Entrance Hall

WC

Storage cupboard

First Floor – Approx. 37.8 sq. metres (407.0 sq. ft)

Bedroom One: 3.77m x 3.46m (12'5" x 11'4")

Bedroom Two: 3.14m x 2.94m (10'3" x 9'8")

Bedroom Three: 2.18m x 2.36m (7'2" x 7'9")

Bathroom: 2.64m x 1.84m (8'8" x 6'0")

Landing

Outbuilding

Garage: 2.89m x 4.93m (9'6" x 16'2")

Approx. 14.2 sq. metres (153.4 sq. ft)

Total Internal Area: Approx. 126.1 sq. metres (1,357.7 sq. ft)

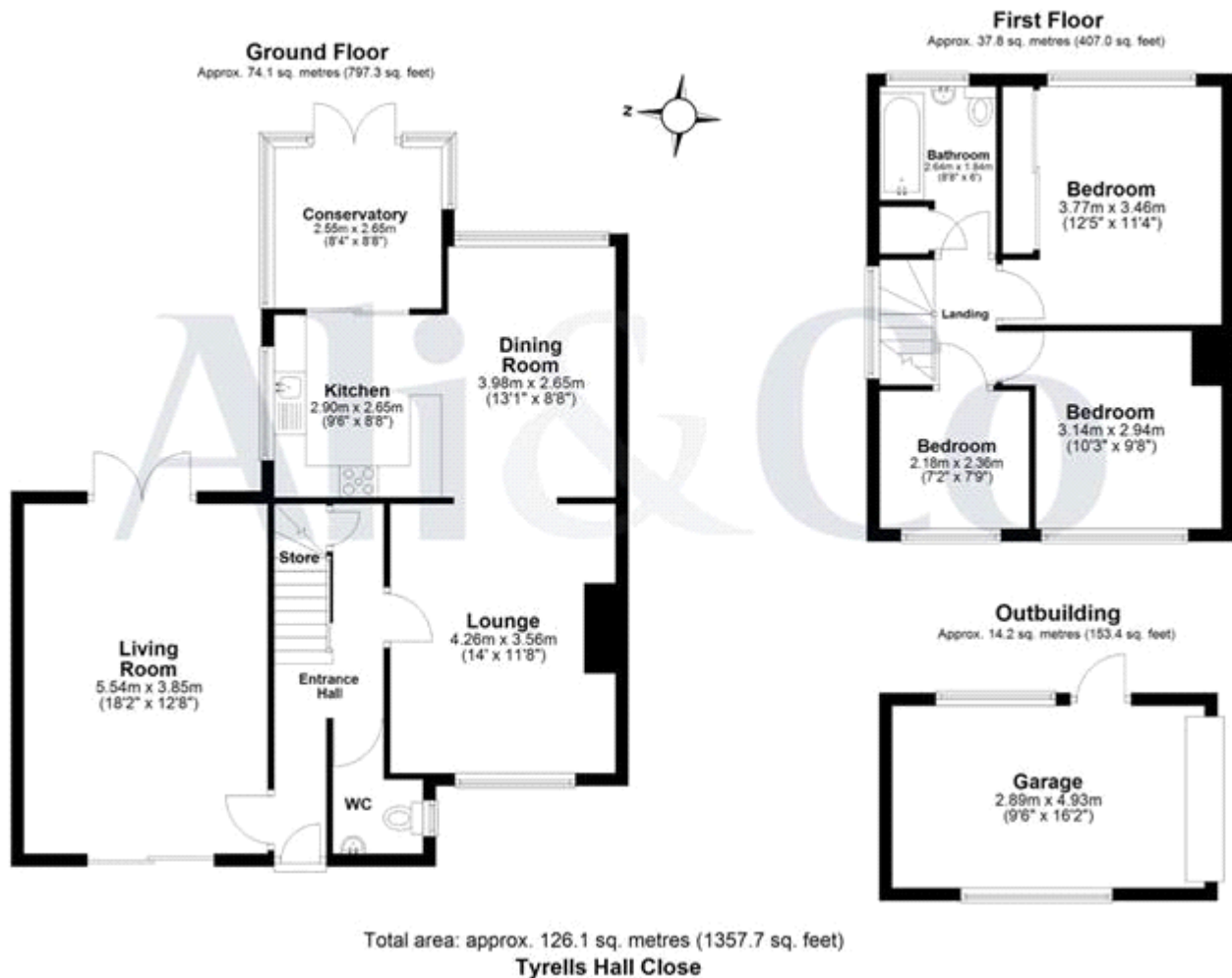
Council Tax Band: D (Thurrock Council)

Tenure: Freehold



Parking options: Driveway, Garage  
Garden details: Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains





| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-)                                       | A       |                         |
| (81-91)                                     | B       |                         |
| (69-80)                                     | C       |                         |
| (55-68)                                     | D       |                         |
| (39-54)                                     | E       |                         |
| (21-38)                                     | F       |                         |
| (1-20)                                      | G       |                         |
| Not energy efficient - higher running costs |         |                         |
|   |         | 83                      |
|   | 60      |                         |
| 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.