



## Colburn Way, Grays

**£425,000** Freehold

Presenting to the market with Ali & Co Property Services, this attractive **THREE BEDROOM SEMI-DETACHED FAMILY HOME** is nestled in the prestigious Woodside location of Grays.

Solar Panels | Three-Bedroom Semi-Detached Family Home | Driveway for Off-Street Parking | Modern fully fitted kitchen with integrated appliances | Ground-floor WC | Close to excellent schools, shops and transport links | Side access for added convenience | Highly desirable Woodside location |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES



## THREE BEDROOM SEMI DETACHED MODERN FAMILY HOME

Presenting to the market with Ali & Co Property Services, this attractive THREE BEDROOM SEMI-DETACHED FAMILY HOME is nestled in the prestigious Woodside location of Grays.

Welcome to Colburn Way, a well maintained and tastefully updated three bedroom semi-detached family home set in a quiet and desirable cul-de-sac within Woodside, Grays. This property offers spacious living accommodation, modern interiors and excellent transport links, making it ideal for families, first time buyers, and those looking to upsize or downsize without compromise.

### LOCATION:

Situated in the highly sought after Woodside area of Grays, this property enjoys a peaceful residential setting while remaining close to an excellent range of local amenities. The location is particularly popular with families due to its proximity to well regarded schools, parks and open green spaces. Grays Town Centre is just a short distance away, offering a variety of shops, supermarkets, cafés and essential services. Excellent transport links are close by, including the A13 and M25, providing effortless access to London and surrounding areas, while Grays C2C station just 2.1 miles awys offers fast and frequent rail services into London Fenchurch Street, ideal for commuters. Lakeside Shopping Centre, leisure facilities are all within easy reach, making Woodside a convenient and desirable place to live.

**ACCOMODATION:** The accommodation comprises a welcoming entrance hall with a convenient downstairs WC, leading through to a beautifully presented modern fully fitted kitchen positioned at the front of the property and complete with a range of contemporary units and integrated appliances. To the rear, the spacious lounge offers an ideal family living and dining space, enhanced by french doors that open directly onto the sunny south facing garden, allowing natural light to flood the room and creating a seamless flow between indoor and outdoor living.

### EXTERNALLY

The property benefits from an attractive, low maintenance front exterior with a private driveway offering off street parking for two cars.

To the rear, the property boasts a well kept, low maintenance south facing garden that enjoys plenty of sunlight throughout the day. The space features a pleasant patio area, ideal for outdoor seating or entertaining, as well as a shed with eclectic and lighting. The garden also benefits from side access for added convenience. The garden also offers excellent potential for future landscaping or even an extension (subject to planning permission), making it a versatile and attractive outdoor space for any family.

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

Garden details: Private Garden

Electricity supply: Mains, Solar

Heating: Gas Mains

Water supply: Mains



**Bedroom 1**

w: 2.76m x l: 3.67m (w: 9' 1" x l: 12' )

**Bedroom 2**

w: 2.41m x l: 4.15m (w: 7' 11" x l: 13' 7")

**Bedroom 3**

w: 3.04m x l: 3.05m (w: 10' x l: 10' )

**Kitchen**

w: 2.87m x l: 2.8m (w: 9' 5" x l: 9' 2")

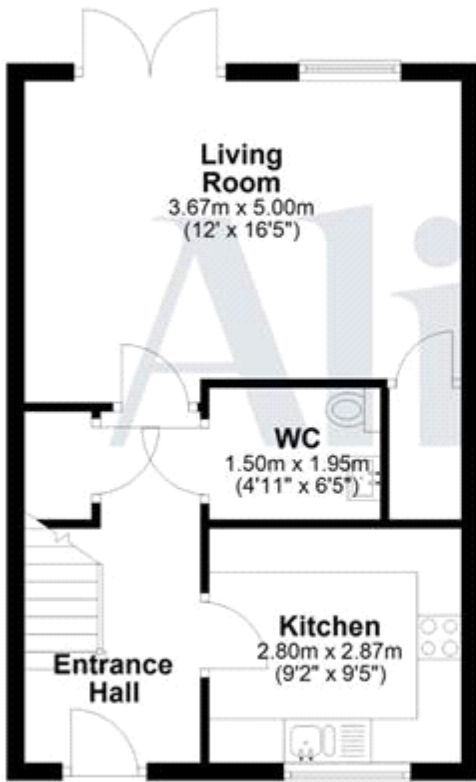
**Living room**

w: 5m x l: 3.67m (w: 16' 5" x l: 12' )



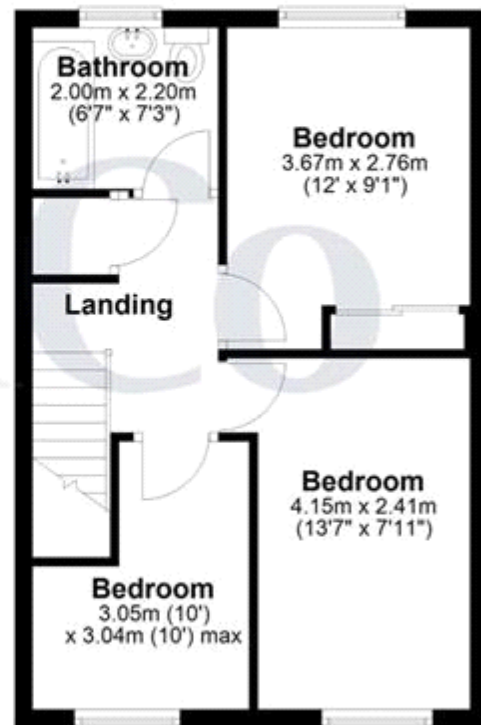
## Ground Floor

Approx. 39.1 sq. metres (420.9 sq. feet)



## First Floor

Approx. 39.1 sq. metres (421.3 sq. feet)



Total area: approx. 78.2 sq. metres (842.2 sq. feet)

**Colburn Way**



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.