



Waverley Gardens, Grays

£435,000 Freehold

Presenting to the market with Ali & Co Property Services, this attractive four bedroom semi-detached family home is nestled within a quiet cul-de-sac on the prestigious Waverley Gardens in North Grays.

Extended over three floors | Four-bedroom semi-detached family home | Newly fitted modern and stylish kitchen | Newly Installed Boiler | Newly installed double glazing throughout | Spacious lounge and dining area opening onto the garden | Loft extension providing a fourth bedroom with convenient WC | Large, mature west-facing rear garden | Garage |

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Ali&Co
PROPERTY SERVICES

FOUR BEDROOM EXTENDED FAMILY HOME

Presenting to the market with Ali & Co Property Services, this attractive four bedroom semi-detached family home is nestled within a quiet cul-de-sac on the prestigious Waverley Gardens in North Grays.

LOCATION:

Situated in the popular Waverley Gardens, this FOUR bedroom semi-detached home sits within a well established residential area known for its family friendly atmosphere and excellent local amenities. The location offers convenient transport links and is close to a selection of well regarded local schools, making it an ideal setting for families looking for both comfort and convenience.

ACCOMMODATION

The property has been thoughtfully extended and modernised, featuring a newly fitted, stylish kitchen positioned at the front of the home, complete with contemporary finishes. To the rear, the spacious lounge and dining area create an inviting open plan space ideal for both everyday living and entertaining, with doors opening directly onto the garden for a seamless indoor outdoor feel. The home benefits from newly installed double glazing throughout and a recently fitted boiler, ensuring comfort and efficiency.

On the first floor, there are three good-sized bedrooms, all well proportioned and suitable for family use. The top floor has been extended into a loft conversion, providing the fourth bedroom, which also includes a convenient WC, offering additional practicality and privacy.

EXTERNALLY:

A standout feature is the beautiful west facing garden, enjoying afternoon and evening sunshine. The garden is large, mature, and well established, providing an ideal outdoor retreat. It also includes a summer house, perfect for storage. In addition, a rear garage provides secure off street parking.

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: Garage, Off Street

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Bedroom 1

w: 4.7m x l: 6.12m (w: 15' 5" x l: 20' 1")

Bedroom 2

w: 2.5m x l: 3.7m (w: 8' 2" x l: 12' 2")

Bedroom 3

w: 2.5m x l: 3.7m (w: 8' 2" x l: 12' 2")

Bedroom 4

w: 2.1m x l: 2.7m (w: 6' 11" x l: 8' 10")

Kitchen

w: 3m x l: 2.1m (w: 9' 10" x l: 6' 11")

Living room

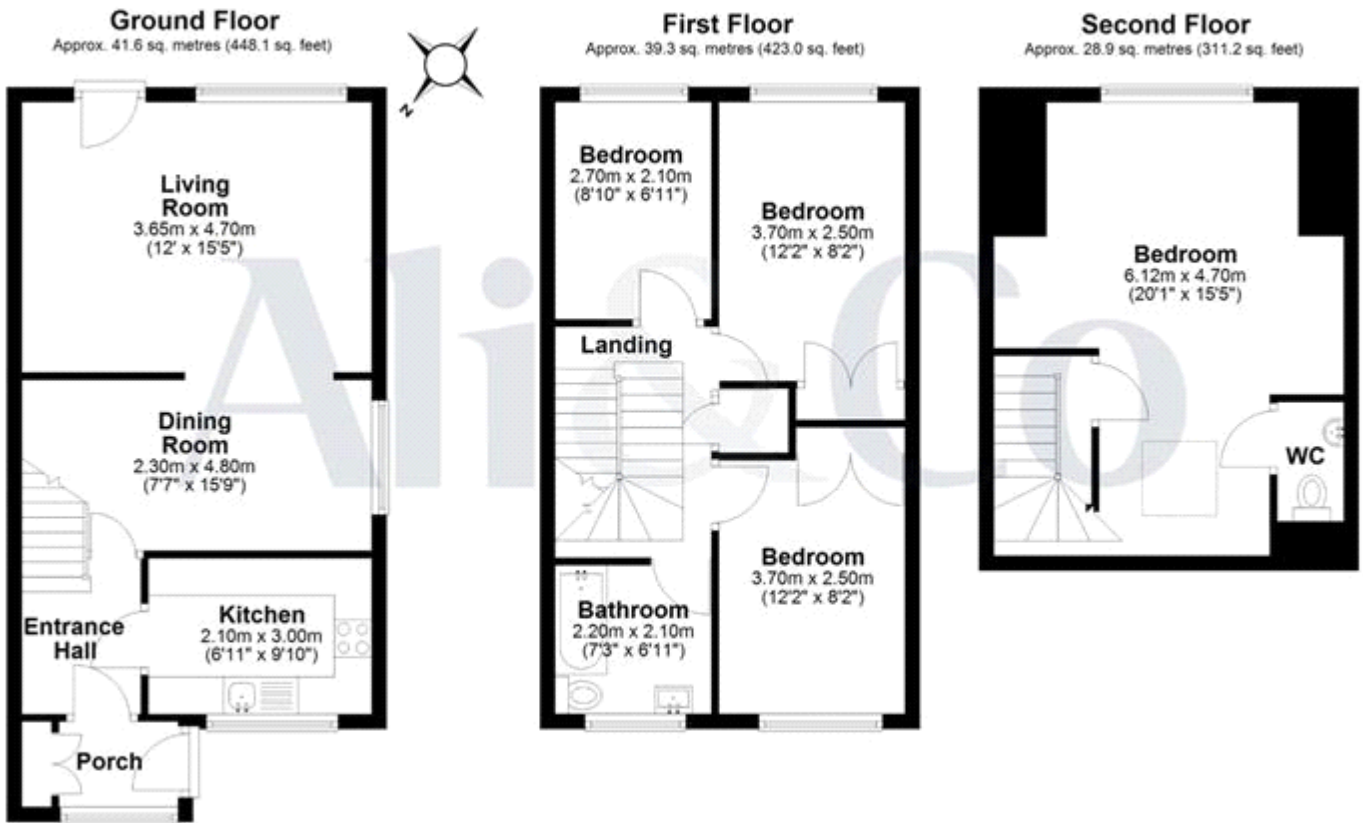
w: 4.7m x l: 3.65m (w: 15' 5" x l: 12')



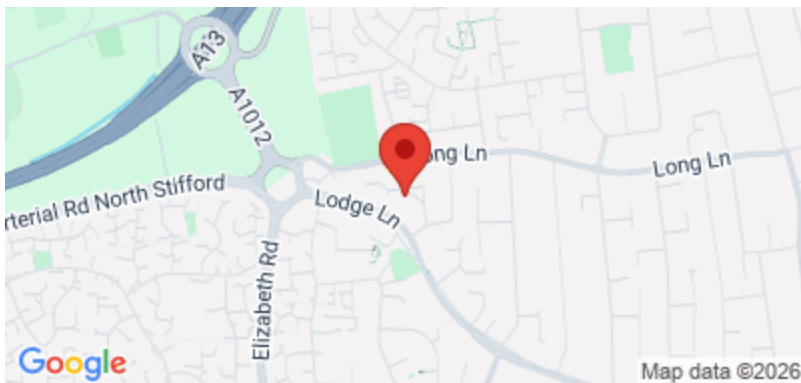
Dining

w: 4.8m x l: 2.3m (w: 15' 9" x l: 7' 7")





Total area: approx. 109.8 sq. metres (1182.3 sq. feet)
Waverley Gardens



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	67
(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.