



Kent Road, Grays

£325,000 Freehold

Ali & Co are delighted to bring to the market this THREE BEDROOM family home, ideally located in Grays, just a short distance from the Town Centre.

Garage with rear access | Approximately 0.8 miles to Grays C2C station | Walking distance to Grays Town Centre & local amenities | Quiet residential location | charming period features | Modern fitted kitchen with useful utility area | separate WC upstairs |

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Ali&Co
PROPERTY SERVICES

THREE BEDROOM FAMILY HOME

Ali & Co are delighted to bring to the market this THREE BEDROOM family home, ideally located in Grays, just a short distance from the Town Centre.

LOCATION:

This well presented property is situated on a quiet residential road within easy walking distance of Grays Town Centre, local amenities, and popular schools. Ideal for commuters, the location offers excellent transport links with convenient access to the A13 and M25. Grays C2C train station is approximately 0.8 miles away, providing direct connections into London and surrounding areas.

ACCOMMODATION:

Upon entering, you are welcomed by a separate modern front sitting room, leading through to a spacious dining area. The property also features a modern refitted kitchen and a contemporary family bathroom on the ground floor.

A real bonus is the covered side utility area, offering valuable additional storage and practicality.

Upstairs, the home provides three generously sized bedrooms, all well presented throughout, including a separate WC making it ideal for families or first time buyers.

EXTERNALLY:

The property benefits from a beautifully landscaped rear garden and a garage with rear access, offering excellent storage and convenience.

This well maintained and newly decorated home is ready to move into, offering an excellent opportunity for first time buyers and investors seeking a comfortable, beautifully presented property in a highly convenient location. Early viewing is strongly recommended — please call today to arrange your viewing.

Council Tax Band: B (Thurrock Council)

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Electricity supply: Mains

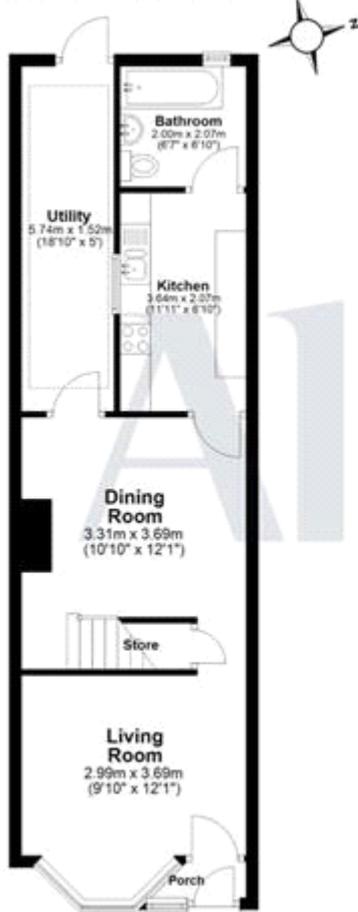
Heating: Gas Mains

Water supply: Mains





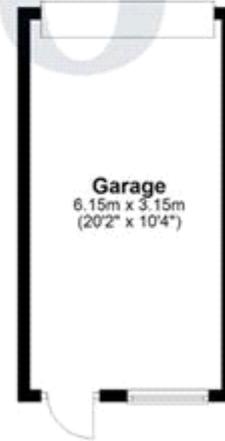
Ground Floor
Approx. 49.5 sq. metres (532.9 sq. feet)



First Floor
Approx. 34.4 sq. metres (369.9 sq. feet)



Outbuilding
Approx. 19.3 sq. metres (208.2 sq. feet)



Total area: approx. 103.2 sq. metres (1110.9 sq. feet)
Kent Road



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		
	70	78

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.