



South Manor, Grays

£600,000 Freehold

SOLD

Ali & Co are delighted to present a bungalow, situated on the sought-after Marshfoot Road, this property presents a rare opportunity for buyers, investors, and developers looking to unlock significant potential.

Prime Marshfoot Road location | Generous plot with excellent potential | Ideal for refurbishment or redevelopment | Scope for extension or reconfiguration (STPP) | Attractive opportunity for investors, developers, or self-builders | Convenient access to local amenities and transport links |

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Ali&Co
PROPERTY SERVICES

Marshfoot Road – Exceptional Development Opportunity

Situated on the sought-after Marshfoot Road, this property presents a rare opportunity for buyers, investors, and developers looking to unlock significant potential. Set on a generous plot, the existing home offers substantial scope for refurbishment, extension, or redevelopment (subject to the necessary planning permissions).

The current accommodation provides a solid footprint with well-proportioned rooms and a flexible layout, making it ideal for those looking to modernise or reconfigure to create a contemporary family residence. Alternatively, the plot size and positioning lend themselves to the possibility of further development, including extensions or the potential for a larger redevelopment scheme (STPP).

Externally, the property benefits from ample outdoor space, offering scope to expand the existing building or enhance the grounds to maximise value. Its location on Marshfoot Road provides convenient access to local amenities, transport links, and surrounding green spaces, making it an attractive proposition for future homeowners or tenants.

Key Features:

- Prime Marshfoot Road location
- Generous plot with excellent potential
- Ideal for refurbishment or redevelopment
- Scope for extension or reconfiguration (STPP)
- Attractive opportunity for investors, developers, or self-builders
- Convenient access to local amenities and transport links

This is a rare chance to secure a property with genuine development potential in a well-established residential setting.

Early enquiries are strongly recommended.

Council Tax Band: B (Thurrock Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Private Garden, Rear Garden

Electricity supply: Mains

Heating: LPG

Water supply: Mains

Sewerage: Septic Tank



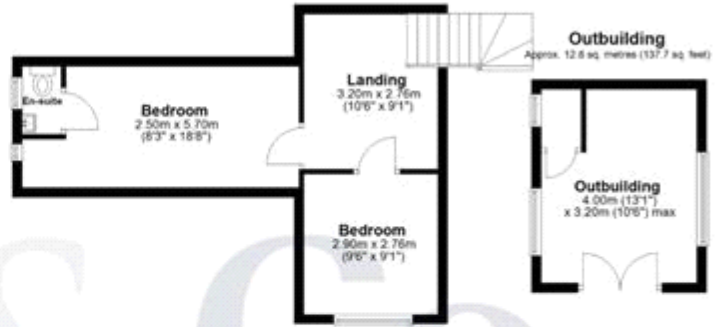




Ground Floor
Approx. 78.3 sq. metres (843.0 sq. feet)



First Floor
Approx. 31.6 sq. metres (340.4 sq. feet)



Outbuilding
Approx. 9.4 sq. metres (100.7 sq. feet)



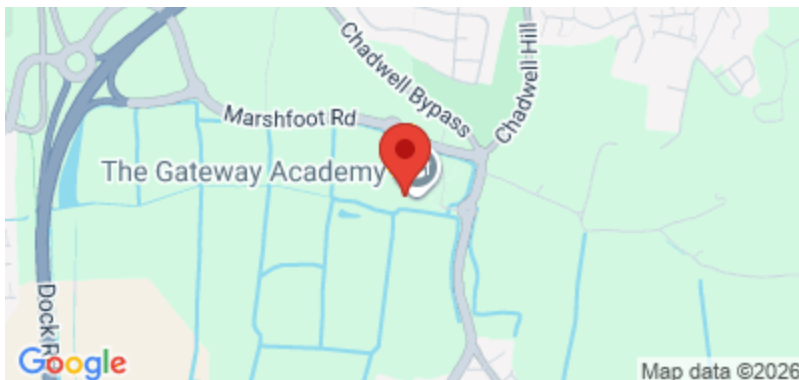
Outbuilding
Approx. 29.3 sq. metres (314.9 sq. feet)



Outbuilding
Approx. 16.9 sq. metres (182.1 sq. feet)



Total area: approx. 178.3 sq. metres (1918.9 sq. feet)
Marshfoot Road



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	73
(55-68)	D	
(39-54)	E	53
(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.