



## Regent Close, Grays

**£425,000** Freehold

Presenting to the market with Ali & Co Property Services, this attractive three bedroom semi-detached family home is tucked away in a quiet cul-de-sac in Regent Close, conveniently located just off Victoria Avenue, North Grays.

Downstairs WC | Located in a quiet cul-de-sac off Victoria Avenue, North Grays | Spacious separate kitchen/diner | Beautifully landscaped and secluded rear garden | Rear access leading to a separate garage | Large paved driveway providing ample parking | Close to local schools and amenities | Excellent links to A13 & M25 |

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**Ali&Co**  
PROPERTY SERVICES

## FANTASTIC THREE BEDROOM FAMILY HOME

Presenting to the market with Ali & Co Property Services, this attractive three bedroom semi-detached family home is tucked away in a quiet cul-de-sac in Regent Close, conveniently located just off Victoria Avenue, North Grays.

### LOCATION:

Regent Close is a quiet and desirable cul-de-sac just off Victoria Avenue in North Grays, close to good local schools, shops and everyday amenities. The area offers excellent transport links with easy access to the A13 and M25. Lakeside Shopping Centre is only a short drive away, providing a wide range of retail and dining options.

### ACCOMODATION:

This fantastic three bedroom family home in Regent Close, North Grays, offers generous and well presented living space throughout. The welcoming entrance hall opens into a bright and spacious separate kitchen/diner positioned at the front of the home, complete with a convenient side door.

To the rear, there is a comfortable lounge with French doors leading directly out to a beautifully landscaped garden, creating a seamless flow for family living and entertaining. The ground floor also includes a handy downstairs WC.

Upstairs, the property provides three generous bedrooms along with a modern family bathroom.

Externally the property benefits from excellent external features, including side access and a large paved driveway offering ample off-street parking. The secluded, landscaped rear garden is beautifully presented with a paved seating area and a raised decking area, ideal for relaxing or hosting guests.

The garden also offers rear access leading to a separate garage, providing additional storage or parking options. The garage can be conveniently accessed directly from the back garden, adding further practicality to the home.

A lovely family home in a North Grays location, offering space, convenience and strong transport links. Viewing is strongly recommended, please call today to arrange a viewing.

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

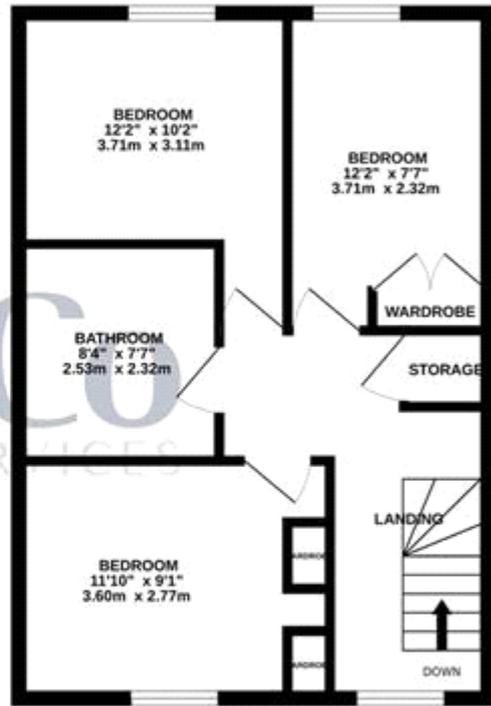




GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>	53	
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
		80
<b>England &amp; Wales</b>	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.