



Gourney Grove, Grays

£395,000 Freehold

Ali & Co are delighted to present to the market this chain-free, well presented family home, located in the ever popular Stifford Clays area in Grays.

Driveway providing parking for two vehicles | Large kitchen/diner | Popular Stifford Clays location | Potential to extend, subject to planning | Three well proportioned bedrooms | Utility room | Attractive and well-presented family home | Chain-free |

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Ali&Co
PROPERTY SERVICES

THREE BEDROOM FAMILY HOME

Ali & Co are delighted to present to the market this chain-free, well presented family home, located in the ever popular Stifford Clays area in GRAYS.

Ideally situated within the catchment area for well-regarded schools, including William Edwards School and Orsett Heath Academy, the property also benefits from close proximity to Grays town Centre, local amenities, excellent transport links including the M25/A13, and is just a short drive from Lakeside Shopping Centre.

A fantastic opportunity to purchase a family home offering excellent potential to extend (subject to the necessary planning permissions). A standout feature of the property is the large kitchen/diner, complemented by a spacious lounge and the added bonus of a separate utility room.

Upstairs, the home offers three good sized bedrooms, a separate WC, and a family bathroom.

Externally, the property benefits from a driveway providing parking for two vehicles and a beautifully landscaped, mature rear garden ideal for families and entertaining.

Early viewing is highly recommended—call today to avoid missing out on this fantastic family home.

Council Tax Band: C (Thurrock Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

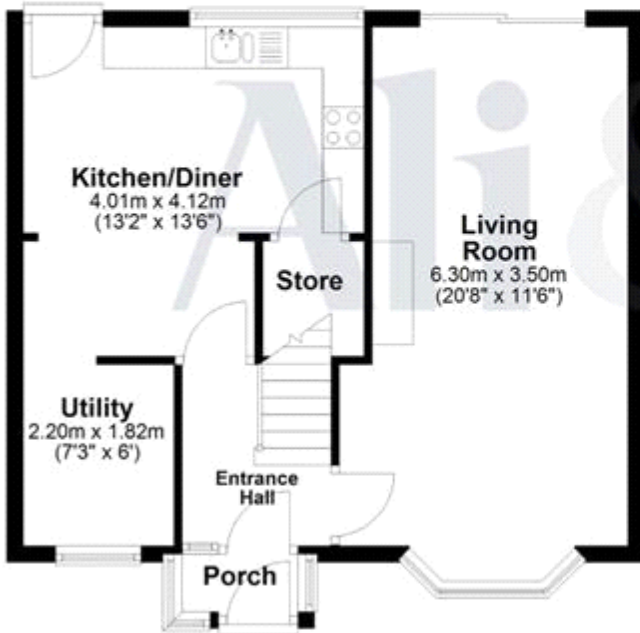






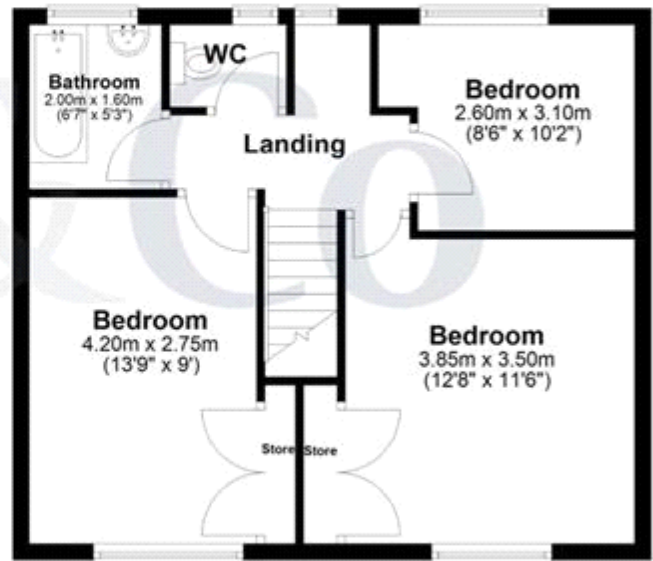
Ground Floor

Approx. 47.1 sq. metres (506.5 sq. feet)



First Floor

Approx. 45.9 sq. metres (494.3 sq. feet)



Total area: approx. 93.0 sq. metres (1000.7 sq. feet)

Gourney Grove



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.