



## Victoria Avenue, Grays

**Guide Price £675,000** Freehold

GUIDE PRICE £675,000 -£700,000

Presenting to the market with Ali & Co Property Services, this attractive **FOUR BEDROOM SEMI - DETACHED FAMILY HOME** is Nestled on the prestigious Victoria Avenue in North Grays.

Close to highly rated schools and local amenities | Four spacious bedrooms, including a master with en-suite | Bespoke kitchen with country style island, gas hob & integrated appliances | Elegant lounge and open plan living areas | Stylish family bathroom | Landscaped garden with fully equipped outbuilding | Ample off street parking | Under floor heating | Annex |

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**Ali&Co**  
PROPERTY SERVICES

## FOUR BEDROOM EXTENDED FAMILY HOME

GUIDE PRICE £675,000 -£700,000

Presenting to the market with Ali & Co Property Services, this attractive FOUR BEDROOM SEMI - DETACHED FAMILY HOME is Nestled on the prestigious Victoria Avenue in North Grays.

**LOCATION:** Set within one of Grays most desirable residential areas, Victoria Avenue offers more than just a home. The area boasts a wealth of local amenities, including shops, cafés, and well regarded schools. For leisure and relaxation, residents can explore nearby parks, riverside walks, and Lakeside Shopping Centre, all within easy reach.

### ACCOMODATION:

This exceptional property blends timeless charm with contemporary sophistication, offering a lifestyle of comfort, elegance, and convenience.

From the moment you arrive, the home's impressive curb appeal and manicured frontage set the tone for what lies within. Step inside to discover generously proportioned living space, benefitting from under floor heating, finished to an impeccable standard. At the heart of this elegant home lies a stunning kitchen extension, thoughtfully designed to blend rustic charm with modern functionality including a hot water tap, the bespoke country style island serves as a striking centerpiece perfect for family dining or entertaining guests.

Upstairs, the property boasts four generously sized bedrooms, including a luxurious master suite complete with a private en-suite bathroom, offering a peaceful retreat

Outside, the property continues to impress with ample off street parking and a landscaped rear garden. A standout feature is two fully equipped outbuildings, ideal for use as a guest suite, home office, or self contained living space offering incredible flexibility for modern lifestyles.

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: Driveway

Garden details: Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

### Bedroom 1

#### Bedroom 1

w: 5.9m x l: 6.2m (w: 19' 4" x l: 20' 4")

#### Bedroom 2

w: 3.3m x l: 4.11m (w: 10' 10" x l: 13' 6")

#### Bedroom 3

w: 3.3m x l: 3.8m (w: 10' 10" x l: 12' 6")

#### Bedroom 4

w: 2.4m x l: 2.8m (w: 7' 10" x l: 9' 2")

### Kitchen/diner

w: 5.9m x l: 3.1m (w: 19' 4" x l: 10' 2")

### Lounge

w: 7.8m x l: 4.4m (w: 25' 7" x l: 14' 5")

### Living room

w: 4m x l: 8m (w: 13' 1" x l: 26' 3")







Total area: approx. 224.2 sq. metres (2412.8 sq. feet)  
**Victoria Avenue**



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>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
	67	77
<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.