

## Schoolfield Road, Grays

**Guide Price £450,000** Freehold

GUIDE PRICE £450,000 - £475,000

Ali & Co Estate Agents are pleased to present this substantial four-bedroom family home, perfectly positioned within the highly desirable area of West Thurrock. Offered to the market with no onward chain.

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**Ali&Co**  
PROPERTY SERVICES

# FANTASIC FOUR BEDROOM FAMILY HOME

GUIDE PRICE £450,000 - £475,000

Located in the popular residential area of West Thurrock, this well-presented and versatile home is arranged across three spacious floors, providing flexible accommodation perfectly suited to modern family living. Ideally situated close to the A13, M25, and the renowned Lakeside Shopping Centre, the property offers excellent transport connections and a wide range of shopping and leisure amenities nearby.

The ground floor features a welcoming entrance hall, a convenient downstairs WC, a generously sized living room, and a separate fitted kitchen with double doors leading through to the lounge area. This layout offers excellent potential to create a contemporary open-plan kitchen, dining, and family space if desired.

The first floor comprises two well-proportioned bedrooms, including one with an en-suite, alongside a modern family bathroom. The second floor mirrors this practical layout with two further spacious bedrooms and an additional bathroom, making the property ideal for larger families or those requiring home office space.

Externally, the home benefits from a private driveway to the front, visitor parking, and a secluded rear garden with side access, perfect for outdoor entertaining and family use.

Offered chain free, this fantastic home combines generous living accommodation with an excellent location. Early viewing is strongly advised to fully appreciate everything this property has to offer.

## Ground Floor

Living Room: 5.40m x 4.60m (17'9" x 15'1")

Kitchen: 3.50m x 2.40m (11'6" x 7'10")

Ground Floor Area: Approx. 39.3 sq. metres (422.5 sq. feet)

## First Floor

Bedroom One: 4.40m x 3.00m max (14'5" x 9'10")

Bedroom Two: 3.75m x 2.60m (12'4" x 8'6")

En-Suite: 2.65m x 1.50m (8'8" x 4'11")

Family Bathroom: 2.60m x 1.90m (8'6" x 6'3")

First Floor Area: Approx. 38.2 sq. metres (411.5 sq. feet)

## Second Floor

Bedroom Three: 4.60m x 2.60m (15'1" x 8'6")

Bedroom Four: 3.49m x 4.20m max (11'6" x 13'9")

Bathroom: 2.66m x 1.90m (8'9" x 6'3")

Second Floor Area: Approx. 37.9 sq. metres (408.0 sq. feet)

## Total Area

Approx. 115.4 sq. metres (1,242.0 sq. feet)

Council Tax Band: D (Thurrock Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

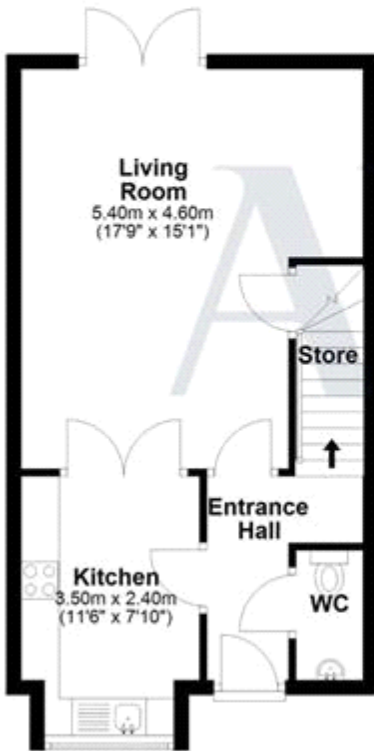






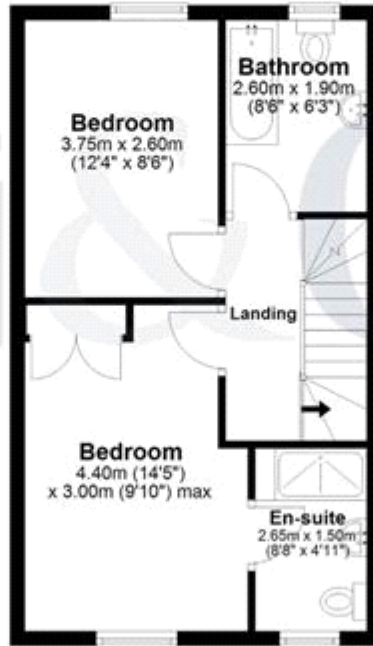
### Ground Floor

Approx. 39.3 sq. metres (422.5 sq. feet)



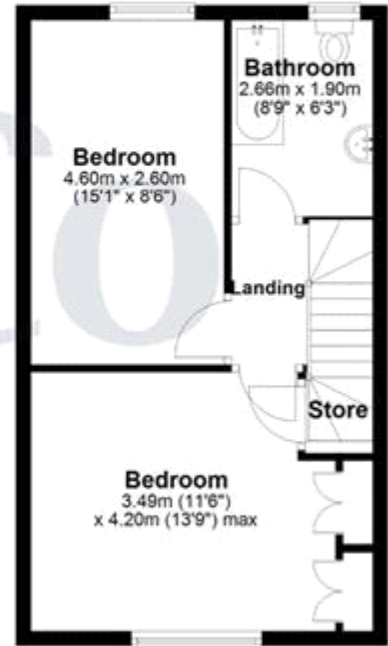
### First Floor

Approx. 38.2 sq. metres (411.5 sq. feet)



### Second Floor

Approx. 37.9 sq. metres (408.0 sq. feet)



Total area: approx. 115.4 sq. metres (1242.0 sq. feet)  
**Schoolfield Road**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>75</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		
<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.