



Kiln Way, Grays

£275,000 Freehold

Ali & Co are delighted to present this stunning one bedroom house located in the ever popular Badgers Dene area of Grays. Finished to a high standard throughout, this beautifully presented home offers modern, stylish living and is perfect for first-time buyers, downsizers, or investors alike.

Stunning one-bedroom house | Open-plan kitchen, living & dining area | Recently landscaped private garden | Excellent location in Badgers Dene, Grays | Close to Grays C2C station – ideal for commuters | Allocated parking space to the rear |

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Ali&Co
PROPERTY SERVICES

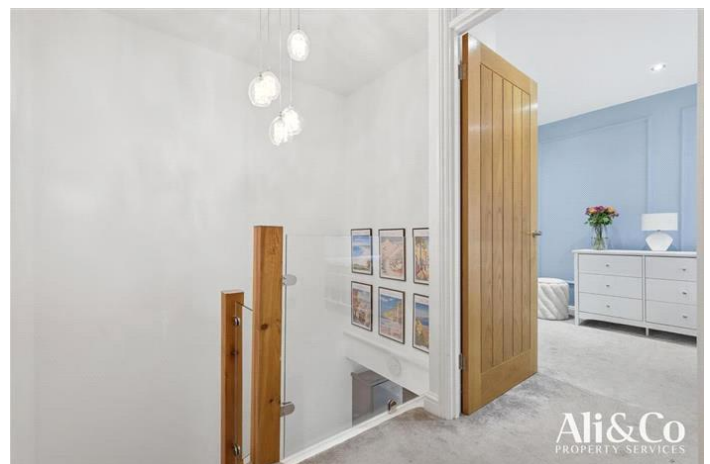
STUNNING ONE BEDROOM HOME

Ali & Co are delighted to present this stunning one bedroom house located in Badgers Dene, Grays. Step inside this fantastic, newly decorated home, where you are welcomed by a stylish open plan kitchen, living, and dining area. The space has been cleverly designed to maximize both functionality and visual impact, creating a real "wow" factor from the moment you enter. The contemporary high gloss kitchen is fully equipped with an integrated fridge freezer, washing machine and dishwasher, combining practicality with modern design. The property is beautifully presented throughout, making it ready for immediate occupation. A striking glass staircase continues the modern theme upstairs, leading to a sleek, fully tiled bathroom and a spacious double bedroom. The bedroom benefits from fitted wardrobes, providing ample storage, and has been recently decorated with stylish designer touches, including elegant wall paneling.

Externally, the property boasts a good size, recently landscaped garden. A raised decking area provides the perfect space for entertaining and outdoor dining, offering a great balance of low maintenance and usable space. The garden also benefits from side access leading to an allocated parking space to the rear, providing both convenience and practicality.

Situated in a fantastic location, the property is within close proximity to Grays town centre and just a short walk to Grays C2C station, making it ideal for commuters. Badgers Dene offers a great balance of green open spaces and convenient town living. This home is finished to a high standard throughout and offers modern, stylish living ideal for first-time buyers or investors alike. Viewing is strongly recommended, please call today to arrange a viewing.

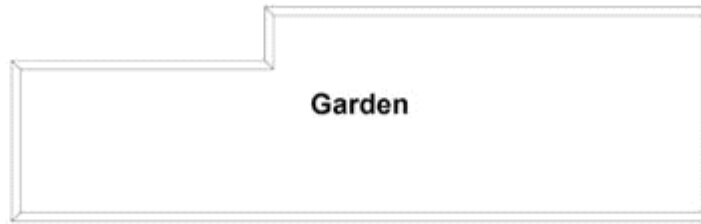
Council Tax Band: B (Thurrock Council)
Tenure: Freehold
Parking options: Off Street
Garden details: Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains





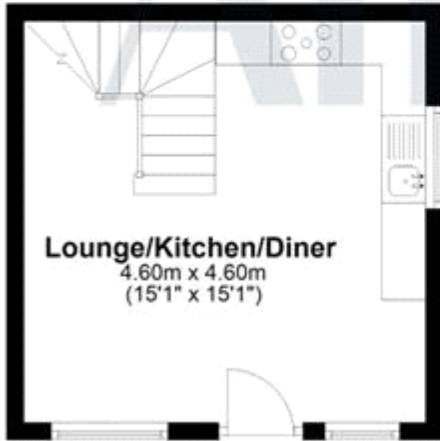
Garden

Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Garden)



Ground Floor

Approx. 21.2 sq. metres (227.8 sq. feet)



First Floor

Approx. 22.6 sq. metres (243.5 sq. feet)



Total area: approx. 43.8 sq. metres (471.3 sq. feet)
Kiln Way



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(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.