



## St. Francis Way, Grays

**£500,000** Freehold

Ali & Co are delighted to present this spacious and versatile three-extended bedroom semi-detached family home, ideally situated in the sought-after St Francis Way.

Available to view now | Detached Garage | Driveway | Extended Family Home | Modern Kitchen with Island | Two reception rooms |

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**Ali&Co**  
PROPERTY SERVICES

## THREE BEDROOM FAMILY HOME

Ali & Co are delighted to present this spacious and versatile extended three-bedroom semi-detached family home, ideally situated in the sought-after St Francis Way. Offering approximately 1,456 sq. ft. of accommodation including a substantial detached garage and separate study, this property provides excellent space for growing families, home workers, or those seeking future potential.

### Accommodation

Upon entering, you are welcomed by a central entrance hall providing access to the principal ground floor accommodation. The property benefits from a generous 19ft living room, filled with natural light and offering an ideal space for relaxation and entertaining.

To the rear, the impressive open-plan living/dining room extends to approximately 19ft and enjoys direct access to the garden, creating the perfect setting for family life and social gatherings. The adjoining kitchen is well-positioned and offers excellent scope for modernisation or reconfiguration, subject to requirements.

A practical utility room and ground floor cloakroom complete the downstairs accommodation.

### First Floor

The first floor offers three well-proportioned bedrooms, including two spacious double bedrooms and a comfortable single bedroom, ideal as a nursery, dressing room or home office. A family bathroom serves all bedrooms and is accessed from the central landing.

### Outside

A standout feature of this property is the substantial detached outbuilding comprising a 23ft garage/workshop and separate study room. This versatile space is perfect for home working, hobbies, storage, a gym, or potential conversion opportunities (subject to the necessary consents).

The property also benefits from private gardens and off-street parking.

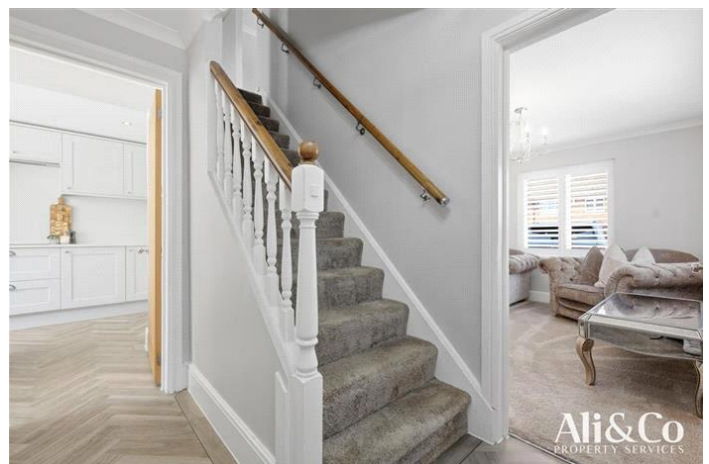
### Key Features

- Detached family home
  - Three bedrooms
  - Spacious 19ft living room
  - Large living/dining room with garden access
  - Separate kitchen and utility room
  - Ground floor cloakroom
  - Family bathroom
  - Detached 23ft garage/workshop
  - Separate study/home office
  - Approx. 1,456 sq. ft. total accommodation
  - Excellent potential to personalise and enhance
  - Popular residential location
- ### Location

St Francis Way is conveniently located close to local amenities, schools, transport links and recreational facilities, making it an excellent choice for families and commuters alike.

### Viewing

Early viewing is highly recommended to fully appreciate the space, versatility and potential this unique home has to offer.



Contact Ali & Co today to arrange your private viewing.

Council Tax Band: D (Thurrock Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Rear Garden

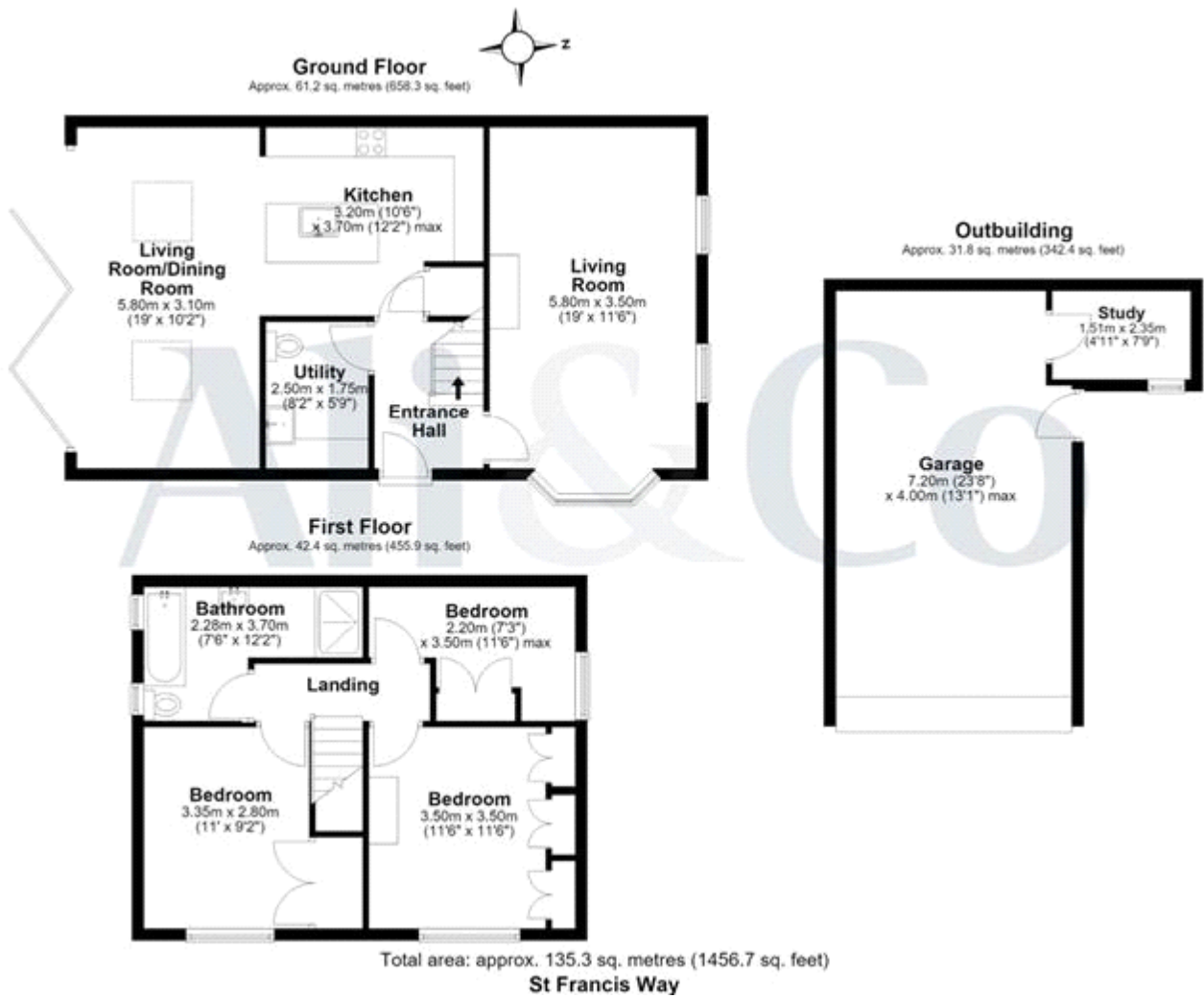
Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





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/fitings 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.