



Lenmore Avenue, Grays

£485,000 Freehold

Ali & Co are delighted to present this beautifully extended three-bedroom semi-detached family home, occupying a sought-after position on Lenmore Avenue.

Excellent transport links | Ample off street parking | Popular residential location | Extended three-bedroom semi-detached home | Impressive 23ft lounge/dining room | Additional reception room/family room | Three well-proportioned bedrooms |

01375 806786

hello@aliandcoproperty.co.uk

Ali&Co
PROPERTY SERVICES

Extended Family Home For Sale

Ali & Co are delighted to present this beautifully extended three-bedroom semi-detached family home, occupying a sought-after position on Lenmore Avenue. Offering over 1,050 sq. ft. of versatile living accommodation, this exceptional home has been thoughtfully designed to suit modern family living.

From the moment you enter, you are welcomed by a spacious entrance hallway leading to a bright and inviting reception room, perfect as a family lounge, playroom or home office.

The true heart of the home is the impressive 23ft open-plan lounge and dining room, offering an abundance of natural light and providing the ideal space for entertaining family and friends. The adjoining contemporary modern kitchen is well-appointed with ample storage and workspace, creating a practical and sociable environment for everyday living.

The first floor offers three well-proportioned bedrooms, including two generous double bedrooms and a comfortable single bedroom, all served by a contemporary family bathroom.

Externally, the property benefits from a private rear garden, providing the perfect setting for outdoor entertaining, children's play or simply relaxing during the warmer months. To the front, there is off-street parking and excellent kerb appeal.

Situated within easy reach of highly regarded schools, local shops, parks and excellent transport links, this property offers an outstanding opportunity for families, first-time buyers and commuters alike.

Ground Floor

Room Metric Imperial

Lounge / Diner 7.15m x 3.64m 23'5" x 11'11"

Reception Room 4.43m x 2.64m 14'6" x 8'8"

Kitchen 2.70m x 2.12m 8'10" x 6'11"

Hallway 4.35m x 1.80m 14'3" x 5'11"

First Floor

Room Metric Imperial

Bedroom One 3.87m x 3.55m 12'8" x 11'8"

Bedroom Two 3.16m x 3.56m 10'4" x 11'8"

Bedroom Three 2.47m x 2.25m 8'1" x 7'5"

Family Bathroom 1.75m x 2.21m 5'9" x 7'3"

Property Size

Ground Floor: Approx. 55.6 sq. m. (598.3 sq. ft.)

First Floor: Approx. 42.1 sq. m. (453.1 sq. ft.)

Total Internal Area: 97.7 sq. m. (1,051.3 sq. ft.)

Lenmore Avenue is a highly desirable residential road, ideally positioned for families seeking excellent local amenities. Residents benefit from convenient access to well-regarded schools, shopping facilities, leisure amenities and nearby parks, while excellent road links and public transport connections make commuting into London and surrounding areas straightforward.

Why You'll Love This Home

Combining generous living space, a versatile layout and an excellent location, this beautifully extended home is ready for its next family to move straight in and enjoy. With spacious reception areas, well-sized bedrooms and fantastic potential for modern family life, this is a property that truly needs to be viewed to be fully appreciated.



Early viewing is highly recommended. Contact Ali & Co Property Services today to arrange your private viewing.

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



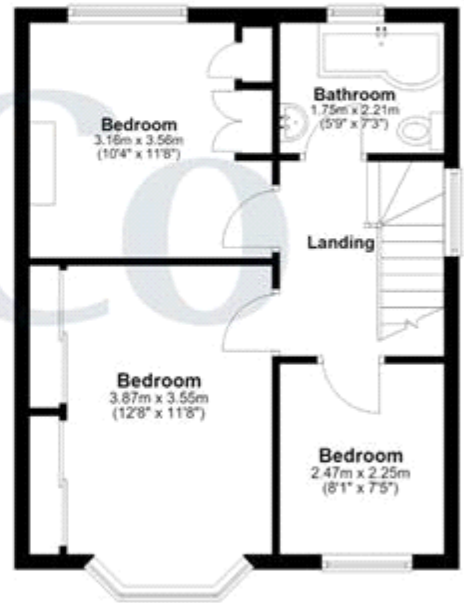
Ground Floor

Approx. 55.6 sq. metres (598.3 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.1 sq. feet)



Total area: approx. 97.7 sq. metres (1051.3 sq. feet)
Lenmore Ave



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	85
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.