



Guardian Avenue, Grays

£725,000 Freehold

Ali & Co are delighted to present this outstanding five-bedroom detached family residence, perfectly positioned within the highly sought-after development in North Stifford.

Close to schools, shops & transport links | Close to schools, shops, and leisure facilities | Downstairs WC | Accommodation arranged over three floors | Principal bedroom with en-suite | Two family bathrooms plus ground floor WC | Sought-after North Stifford location |

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Ali&Co
PROPERTY SERVICES

Exceptional Five Bedroom Detached Home with Stunning Conservatory | Over 2,068 sq. ft. | Garage & Driveway | North Stifford

Ali & Co are delighted to present this outstanding five-bedroom detached family residence, perfectly positioned within the highly sought-after development in North Stifford. Offering over 2,068 sq. ft. (192.1 sq. m.) of beautifully arranged accommodation across three floors, this impressive home combines generous proportions, modern finishes and versatile living spaces, making it an ideal choice for growing families.

The welcoming entrance hall leads to a spacious 20ft living room, a separate lounge/snug, a convenient ground floor cloakroom and useful storage. To the rear, the contemporary fitted kitchen opens seamlessly into the dining room before flowing into the spectacular glass-roof conservatory, flooding the space with natural light and providing an outstanding entertaining area overlooking the private rear garden.

The first floor hosts three well-proportioned bedrooms, including an impressive principal suite complete with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms on this floor.

Occupying the second floor are two further generous double bedrooms together with an additional family bathroom, offering excellent flexibility for larger families, guests, or those working from home.

Externally, the property benefits from a private rear garden, driveway parking and an integral garage, providing both practicality and excellent storage.

Ideally located, Guardian Avenue offers easy access to the A13, M25 and Grays C2C Station, making commuting into London and surrounding areas straightforward. Families will also appreciate the proximity to reputable local schools, parks, Lakeside Shopping Centre and a wide range of everyday amenities.

This is a home that effortlessly combines space, comfort and modern family living in one of North Stifford's most desirable residential locations.

Features

- Exceptional detached family home
- Five generous double bedrooms
- Arranged over three spacious floors
- Approximately 2,068 sq. ft. (192.1 sq. m.)
- Stunning kitchen/dining room
- Beautiful conservatory extension
- 20ft living room plus additional reception room
- Principal bedroom with en-suite
- Two further family bathrooms
- Ground floor cloakroom
- Integral garage and private driveway
- Enclosed rear garden
- Excellent access to A13, M25 and Grays Station
- Highly sought-after North Stifford location
- Arrange Your Viewing

Homes of this size, quality and location rarely become available. If you're searching for a spacious family home that offers exceptional living space, versatile accommodation and a fantastic setting, this property deserves your attention.

Room Dimensions
Ground Floor

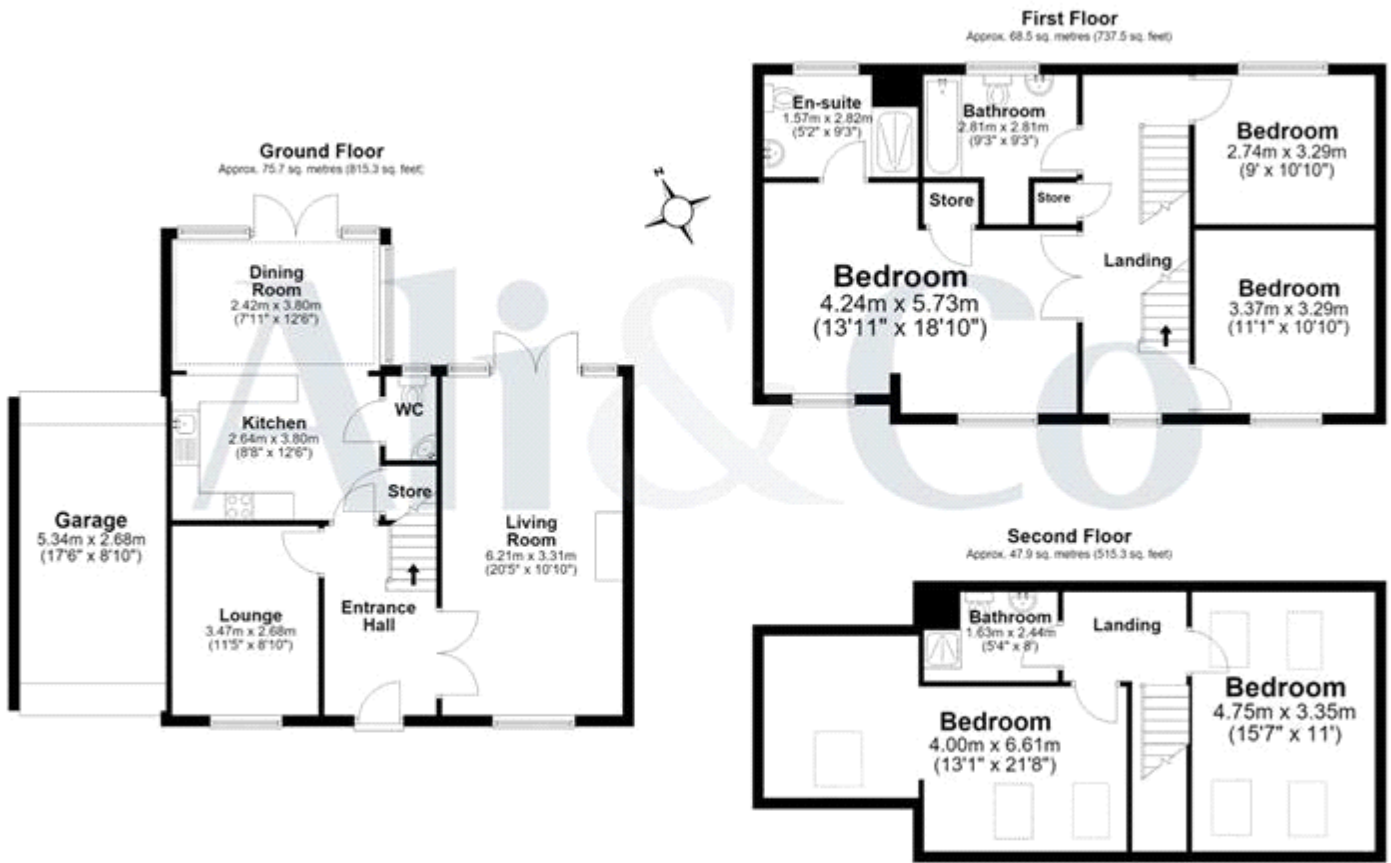


Living Room: 20'5" x 10'10" (6.21m x 3.31m)
Lounge: 11'5" x 8'10" (3.47m x 2.68m)
Kitchen: 8'8" x 12'6" (2.64m x 3.80m)
Dining Room: 7'11" x 12'6" (2.42m x 3.80m)
Garage: 17'6" x 8'10" (5.34m x 2.68m)
First Floor
Bedroom One: 13'11" x 18'10" (4.24m x 5.73m) En-suite
Bedroom Two: 11'1" x 10'10" (3.37m x 3.29m)
Bedroom Three: 9'0" x 10'10" (2.74m x 3.29m)
Family Bathroom
Second Floor
Bedroom Four: 13'1" x 21'8" (4.00m x 6.61m)
Bedroom Five: 15'7" x 11'0" (4.75m x 3.35m)
Family Bathroom

Contact Ali & Co today to arrange your private viewing and experience everything this impressive Guardian Avenue home has to offer. Early viewing is highly recommended to avoid disappointment.

Council Tax Band: F (Thurrock Council)
Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Private Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	65	77
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		
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/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.