



## Heathview Road, Grays

**£425,000** Freehold

Ali & Co are delighted to present this fantastic opportunity to acquire a three-bedroom semi-detached home with huge potential, situated in the sought-after Heathview Road area of North Grays.

Catchment Area for William Edwards School & Orsett Heath Academy | Close to excellent schools, shops and transport links | Conservatory | Driveway providing off-street parking | Ensuite Bathroom | Excellent investment opportunity | Ideal for first-time buyers, families, and investors | Large Garden | Three-Bedroom Semi-Detached Family Home | Excellent potential to modernise |

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**Ali&Co**  
PROPERTY SERVICES

## THREE BEDROOM SEMI DETACHED FAMILY HOME

Ali & Co are delighted to present this fantastic opportunity to acquire a three-bedroom semi-detached home with huge potential, situated in the sought-after Heathview Road area of North Grays.

Conveniently located within easy reach of local schools, shops, and amenities, this property offers an excellent opportunity for families and investors alike.

The accommodation comprises a welcoming lounge, fitted kitchen, conservatory, and a generously sized ground floor bathroom. To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from the added luxury of an en-suite shower room.

A standout feature of this property is the fantastic larger-than-average rear garden, providing ample outdoor space for families, entertaining guests, or future landscaping projects. To the front, the property benefits from a private driveway offering ample off-street parking.

Offering excellent scope for modernization this property allows the new owner to create a home tailored to their own tastes and requirements.

Room Sizes:

Living Room – 3.94m x 3.95m

Kitchen – 2.65m x 3.54m

Conservatory – 3.52m x 4.71m

Bathroom – 2.64m x 2.36m

Bedroom 1 – 3.63m x 2.68m

Bedroom 2 – 2.42m x 2.63m

Bedroom 3 – 2.94m x 4.44m

This is a fantastic opportunity to purchase a well-located family home with substantial potential in one of North Grays' most popular residential areas. Early viewing is highly recommended.

Council Tax Band: C (Thurrock Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Private Garden

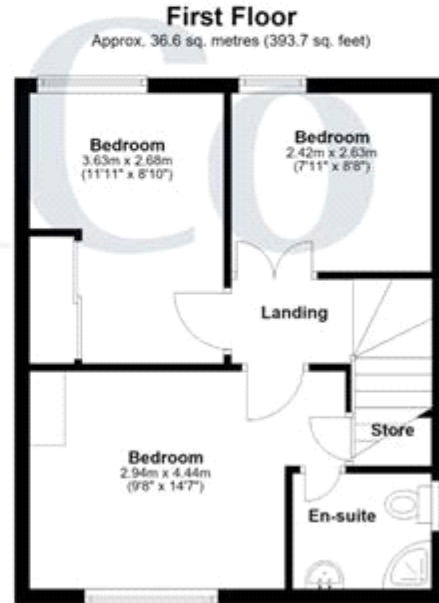
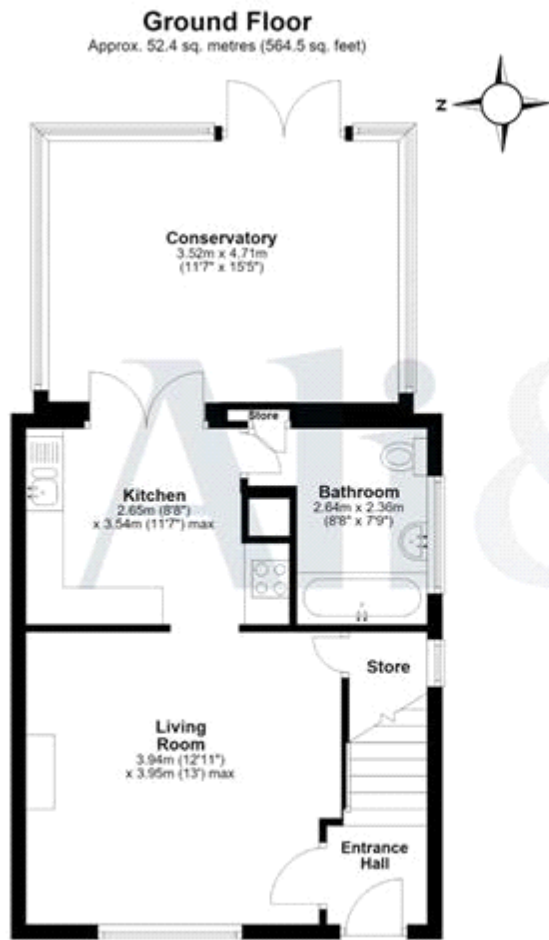
Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains







Total area: approx. 89.0 sq. metres (958.2 sq. feet)  
**Heath View Road**



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