



## Highfield Gardens, Grays

**£465,000** Freehold

**SOLD**

Ali & Co are delighted to bring to the market a property situated in a desirable tree-lined avenue within catchment for William Edwards School is this character three bedroom semi-detached house with its own driveway to an attached garage and a 93' rear garden.

**01375 806786**

[hello@aliandcoproperty.co.uk](mailto:hello@aliandcoproperty.co.uk)

**Ali&Co**  
PROPERTY SERVICES

## EXTENDED FAMILY HOME

### Key features

Popular Tree Lined Avenue Character

3 Bed Semi Detached

Own Drive to Garage

Modern Bathroom

Lounge with Bay

Dining Area

Fitted Kitchen

Conservatory

93' Landscaped Garden

These are just some of the great benefits to this home.

Floor plan and measurements to follow

To have the early opportunity to view this property please contact our sales team on 01375 806786

Council Tax Band: D (Thurrock Council)

Tenure: Freehold

### Entrance hall

### Living room

w: 3.8m x l: 3.7m x h: 2.5m (w: 12' 6" x l: 12' 2" x h: 8' 2")

A cosy room with bay window

### Lounge/diner

w: 3.3m x l: 6.7m x h: 2.5m (w: 10' 10" x l: 22' x h: 8' 2")

Spacious second reception room

### Kitchen

w: 2.06m x l: 4.6m x h: 2.5m (w: 6' 9" x l: 15' 1" x h: 8' 2")

Open Plan Kitchen

### Conservatory

w: 5.3m x l: 3.04m x h: 2.5m (w: 17' 5" x l: 10' x h: 8' 2")

A light spacious area with access to the garden

### Garage

w: 2.56m x l: 12.96m x h: 2.5m (w: 8' 5" x l: 42' 6" x h: 8' 2")

Garage with added storage area

### Bedroom 1

w: 3.6m x l: 4.08m x h: 2.5m (w: 11' 10" x l: 13' 5" x h: 8' 2")

Great size double bedroom

### Bedroom 2

w: 3.6m x l: 3.4m x h: 2.5m (w: 11' 10" x l: 11' 2" x h: 8' 2")

Good size double room with built in wardrobe

### Bedroom 3

w: 2.1m x l: 2.3m x h: 2.5m (w: 6' 11" x l: 7' 7" x h: 8' 2")

Single bedroom

### Bathroom

w: 2m x l: 2.5m x h: 2.5m (w: 6' 7" x l: 8' 2" x h: 8' 2")

Fully fitted bathroom with 3 piece suite

### Front Garden

Paved Drive way with access to garage

### Garden

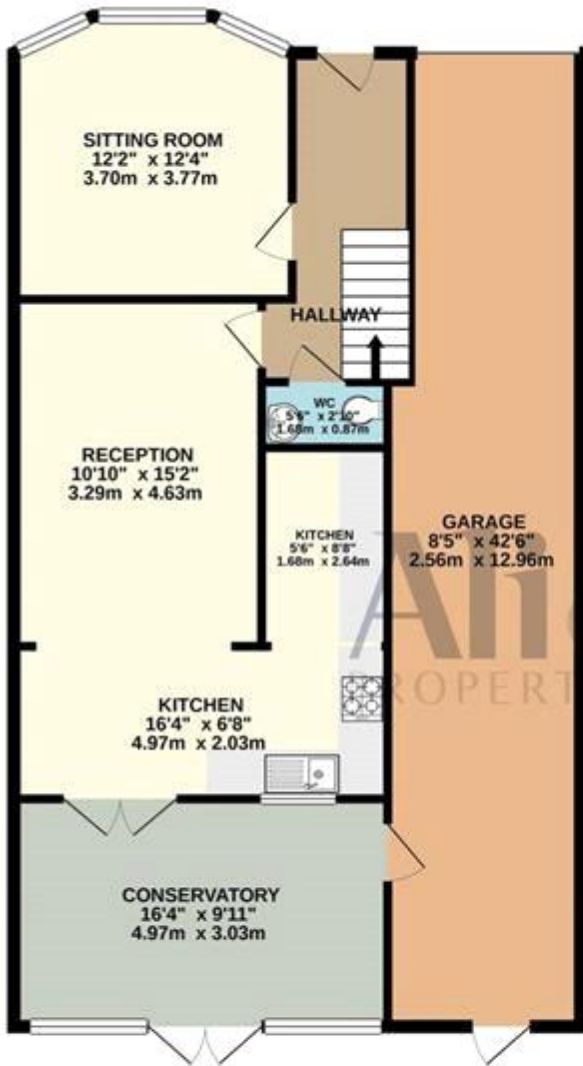
w: 8.4m x l: 21.95m (w: 27' 7" x l: 72' )

72ft South facing garden with paved patio area and grass area.

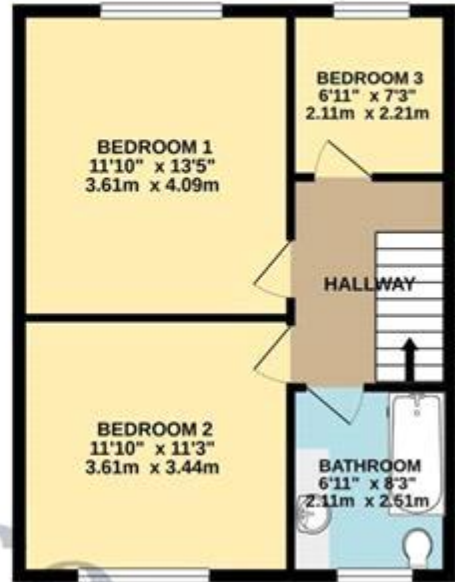




GROUND FLOOR  
1065 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



THREE BEDROOM SEMI DETACHED

TOTAL FLOOR AREA: 1528 sq.ft. (142.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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		
	58	78
<b>England &amp; Wales</b>	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.

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