



Leasway, Grays

Guide Price £400,000 Freehold

SOLD

GUIDE PRICE £400,000-£425,000

Ali & Co are delighted to present for sale this exceptional Chalet Style THREE BEDROOM FAMILY HOME, offering no onwards chain.

Situated within North Grays a highly desired area on a lovely well presented street.

No onwards chain | Landscaped Garden | Modern Fully Fitted Kitchen | Modern Living | Newly Renovated | Semi Detached House | Three Bedrooms | Chalet Style | Fantastic Location | North Grays Area | Gas Central Heating |

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Ali&Co
PROPERTY SERVICES

THREE BEDROOM FAMILY HOME

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The property offers fantastic accommodation with a spacious family room bright and airy with patio doors leading onto a lower maintenance garden which has recently undergone landscaping.

The room also has access to a garage convert office/diner.

The property also benefits from having a state of the art Wren kitchen installed.

Three fantastic size bedrooms and tiled family bathroom.

Driveway for two cars and storage at the front of the property.

Located in a very sought after area within the Blackshots area, close proximity to Blackshots Leisure centre and all local amenities.

Internal viewings highly recommended.

Council Tax Band: D (Thurrock Council)

Tenure: Freehold

Living room

w: 6.47m x l: 3.19m x h: 2.5m (w: 21' 3" x l: 10' 6" x h: 8' 2")

Decorated to a neutral modern style with laminated floors and white painted walls, patio doors leading to a landscaped garden and access to Office/Dinning room

Kitchen

w: 3.63m x l: 3.07m x h: 2.5m (w: 11' 11" x l: 10' 1" x h: 8' 2")

Beautifully presented modern kitchen supplied and installed by Wren Kitchens.

Front Garden

Driveway for two cars tarmacked. access to storage space and water supply.

Garden

Beautifully landscaped garden area with faux grass and paving slabs, easy low maintenance.

Office 1

w: 3.4m x l: 3.05m x h: 2.5m (w: 11' 2" x l: 10' x h: 8' 2")

Fully renovated garage to office conversation accessed from the lounge.

Bedroom 1

w: 4.47m x l: 3.19m x h: 2.5m (w: 14' 8" x l: 10' 6" x h: 8' 2")

The master bedroom very spacious with large window letting through plenty of natural light. Storage cupboard.

Bedroom 2

w: 2.93m x l: 2.77m x h: 2.5m (w: 9' 7" x l: 9' 1" x h: 8' 2")

Spacious second bedroom with large window providing natural light

Bedroom 3

w: 2.93m x l: 2.88m x h: 2.5m (w: 9' 7" x l: 9' 5" x h: 8' 2")

Great size single bedroom decorated to a lovely standard

Bathroom

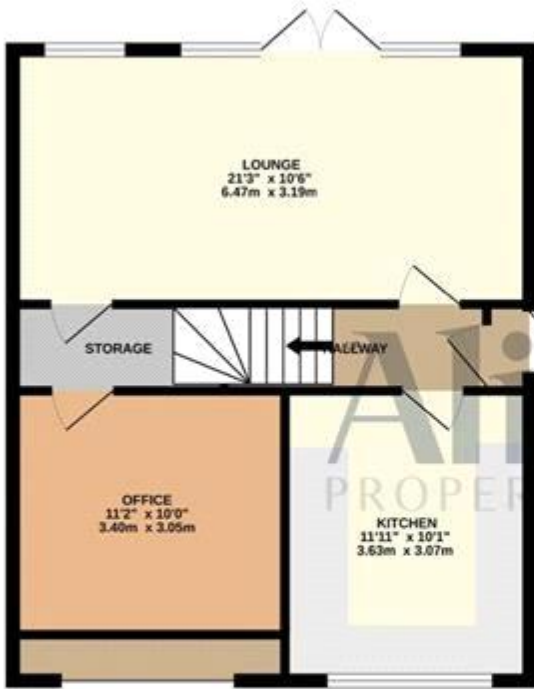
w: 2.68m x l: 1.79m x h: 2.5m (w: 8' 10" x l: 5' 10" x h: 8' 2")

A suite with tiled walls a luxury bathroom

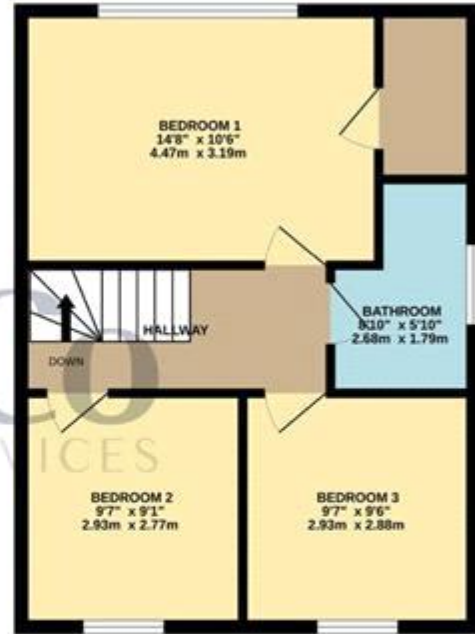




GROUND FLOOR
550 sq ft. (51.1 sq.m.) approx.



1ST FLOOR
470 sq ft. (43.6 sq.m.) approx.



3 BEDROOM SEMI - DETACHED

TOTAL FLOOR AREA : 1020 sq ft. (94.8 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) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	39	
(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.

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