



## Evergreen, Dell Road, Grays

**Guide Price £395,000** Freehold

GUIDE PRICE £375,000- £395,000

Ali & Co are delighted to offer this fantastic **DOUBLE FRONTED DETACHED THREE BEDROOM CHARMING CHALET BUNGALOW**

Located off Ward Avenue a popular residential street in Thurrock.

Walking distance to St Thomas Catholic School.

Close Proximity To Lakeside Shopping Centre | Close to schools | Close To Station | Close to Town Centre | Conservatory | Country Style Cottage | Three Bedroom Home | Gated Property |

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**Ali&Co**  
PROPERTY SERVICES

## Charming Three Bedroom Detached Cottage

Ali & Co are delighted to offer this fantastic DOUBLE FRONTED DETACHED THREE BEDROOM CHARMING CHALET BUNGALOW Located off Ward Avenue a popular residential street in Thurrock. Walking distance to St Thomas Catholic School.

Welcome to this three bedroom charming family home, located in a prime location close to Grays Town Centre and Lakeside Shopping Centre.

The property offers spacious accomodation, The Hallway leads to a large lounge, Country style kitchen and conservatory. Ground floor has the added bonus of the master bedroom and family bathroom. The first floor has a further two good size bedrooms.

Externally the property is secluded by tall well cared hedging and private gate with ample parking.

Council Tax Band: B (Thurrock Council)  
Tenure: Freehold

### Lounge

w: 3.51m x l: 6.54m x h: 2.3m (w: 11' 6" x l: 21' 5" x h: 7' 7")

### Conservatory

w: 2.19m x l: 4.98m x h: 2.3m (w: 7' 2" x l: 16' 4" x h: 7' 7")

### Bathroom

w: 1.82m x l: 2.59m x h: 2.3m (w: 6' x l: 8' 6" x h: 7' 7")

### Master bedroom

w: 3.19m x l: 3.56m x h: 2.3m (w: 10' 6" x l: 11' 8" x h: 7' 7")

### Kitchen

w: 2.98m x l: 3.19m x h: 2.3m (w: 9' 9" x l: 10' 6" x h: 7' 7")

### Bedroom 2

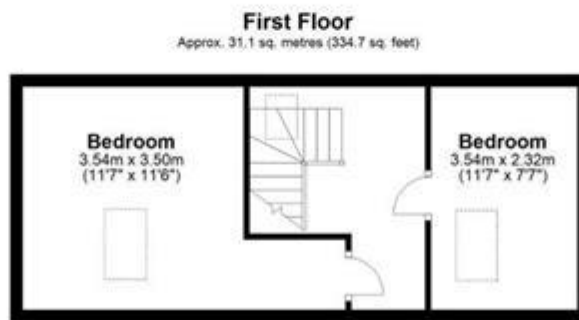
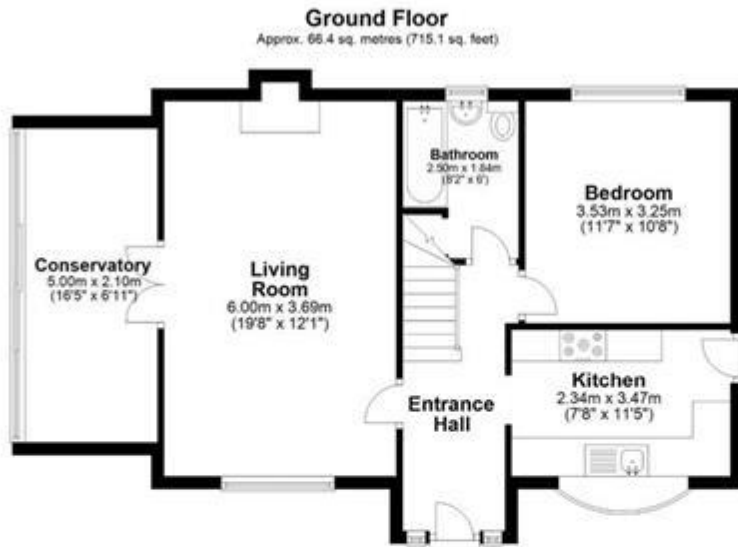
w: 3.53m x l: 5.15m x h: 2.3m (w: 11' 7" x l: 16' 11" x h: 7' 7")

### Bedroom 3

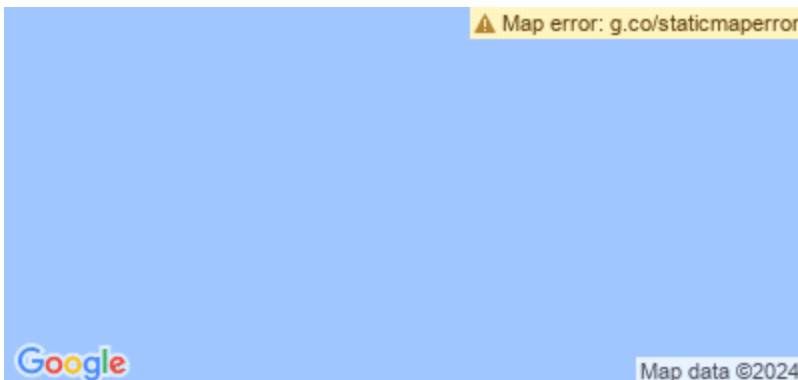
w: 2.25m x l: 3.53m x h: 2.3m (w: 7' 5" x l: 11' 7" x h: 7' 7")







Total area: approx. 97.5 sq. metres (1049.7 sq. feet)  
**39a Dell Road**



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>		<b>79</b>
(55-68) <b>D</b>	<b>63</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.