



## Addison Gardens, Grays

**£475,000** Freehold

**SOLD**

Ali & Co are delighted to present this FANTASTIC FOUR BEDROOM DETACHED FAMILY HOME, with own driveway and garage to the side, located in a popular cul-de-sac in Addison Gardens Grays.

Available to view now | Conservatory | Detached Garage | Detached House | Ensuite Master Bedroom | Four Bedroom House |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali & Co**  
PROPERTY SERVICES

## EXTENDED FOUR BEDROOM DETACHED FAMILY HOME

Ali & Co are delighted to present this FANTASTIC FOUR BEDROOM DETACHED FAMILY HOME, with own driveway and garage to the side, located in a popular cul-de-sac in Addison Gardens Grays.

The entrance hallway leads to a modern high gloss fitted kitchen with built in appliances, with a handy breakfast area also having side access to the garden.

The spacious open plan living dining area leads through to a modern conservatory overlooking a good size west facing sunny garden.

There is also a convenient downstairs wc, to the first floor there is a modern family bathroom, the master bedroom has the added benefit of a modern Master En-Suite.

This Fantastic Family home is well presented and maintained throughout.

Externally the property is located in a quite cul-de-sac, there is a driveway for parking and detached garage with side access to the garden.

The property is conveniently located close to local schools and Grays Town, easily accessible to A13/M25 road links.

Internal viewing is highly recommended.

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

### Kitchen

w: 2.79m x l: 4m (w: 9' 2" x l: 13' 1")

### Conservatory

w: 5.89m x l: 4.02m (w: 19' 4" x l: 13' 2")

### Living room

w: 3.4m x l: 5.43m (w: 11' 2" x l: 17' 10")

### Dining

w: 2.65m x l: 4.07m (w: 8' 8" x l: 13' 4")

### Bedroom 1

w: 2.8m x l: 3.6m (w: 9' 2" x l: 11' 10")

### Bedroom 2

w: 2.62m x l: 2.86m (w: 8' 7" x l: 9' 5")

### Master bedroom

w: 3.66m x l: 3.55m (w: 12' x l: 11' 8")

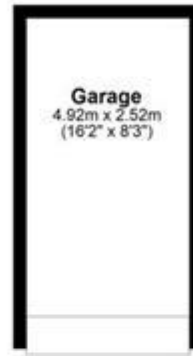
### Garage

w: 2.52m x l: 4.92m (w: 8' 3" x l: 16' 2")





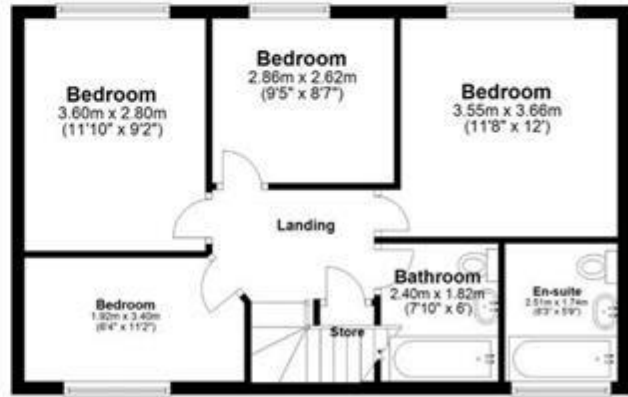
**Outbuilding**  
Approx. 12.4 sq. metres (133.5 sq. feet)



**Ground Floor**  
Approx. 71.9 sq. metres (773.6 sq. feet)



**First Floor**  
Approx. 53.8 sq. metres (579.6 sq. feet)



Total area: approx. 138.1 sq. metres (1486.7 sq. feet)  
**Addison Gardens**



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>		77
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

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.