



## Woodside Close, Grays

**Offers Over £425,000** Freehold

**SOLD**

Ali & Co are delighted to present this newly built well presented THREE BEDROOM SEMI DETACHED Family home, located in a new development Woodside Grays. The property is well positioned within easy reach of all local amenities and schools in the area.

Close to schools | Converted Garage | Cul De Sac | Driveway | Fantastic Location | Great School Catchment | Semi-Detached |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES

## THREE BEDROOM SEMI DETACHED MODERN FAMILY HOME

Ali & Co are delighted to present this newly built well presented THREE BEDROOM SEMI DETACHED Family home, located in a new development Woodside Grays, The property is well positioned within easy reach of all local amenities and schools in the area. The property offers excellent accommodation with off street parking, the garage has been converted to a great family living room.

The entrance Hallways leads to a modern white fitted kitchen at the front of the property. The spacious lounge dining area leads out through patio doors to a great size garden with side access, which has the added bonus of having the garage converted to a fantastic living family space.

On the first floor you have a family bathroom, 2 double bedrooms and a good size single bedroom.

This fantastic family home is well presented and maintained throughout, internal viewing highly recommended.

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

### Lounge/diner

w: 16.7m x l: 13.6m x h: 2.5m (w: 54' 9" x l: 44' 7" x h: 8' 2")

### Kitchen

w: 9.5m x l: 9.2m x h: 2.5m (w: 31' 2" x l: 30' 2" x h: 8' 2")

### Bedroom 1

w: 9.5m x l: 11.5m x h: 2.5m (w: 31' 2" x l: 37' 9" x h: 8' 2")

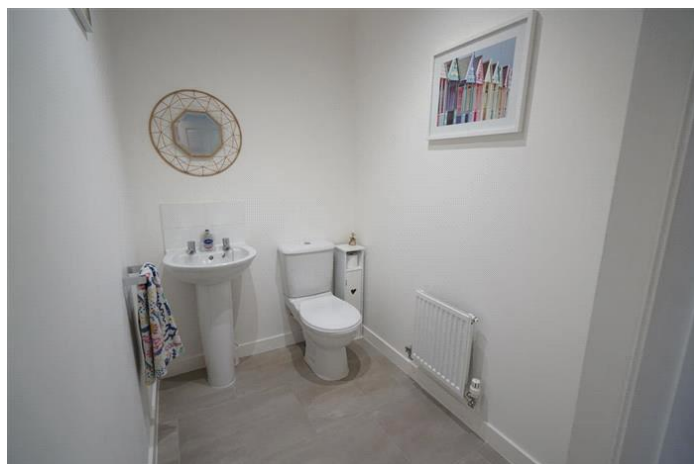
### Bedroom 2

w: 9.5m x l: 14.5m x h: 2.5m (w: 31' 2" x l: 47' 7" x h: 8' 2")

### Bedroom 3

w: 8.9m x l: 10.3m x h: 2.5m (w: 29' 2" x l: 33' 10" x h: 8' 2")

### Bathroom

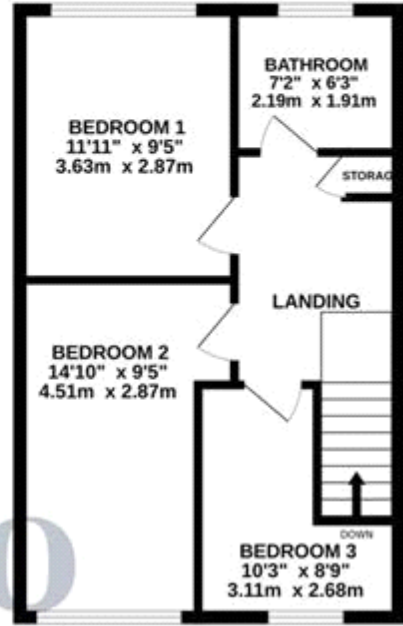
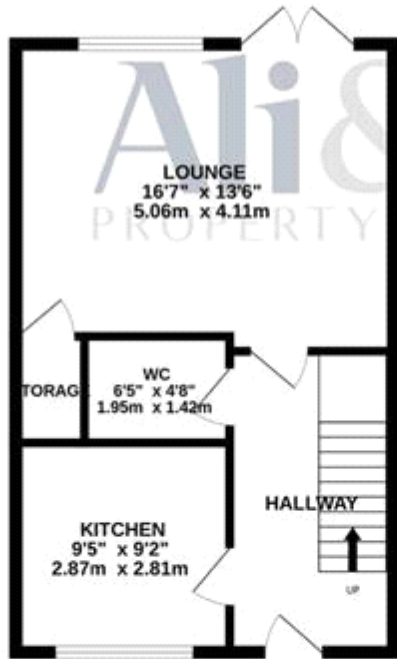






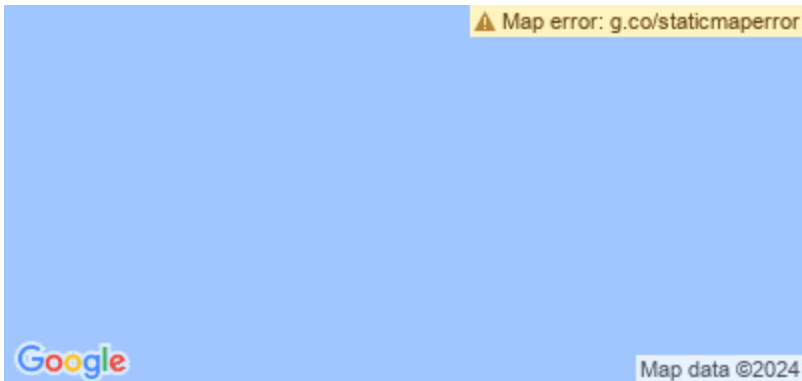
GROUND FLOOR  
636 sq ft. (59.1 sq.m.) approx.

1ST FLOOR  
443 sq ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq.ft. (100.3 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>	88	88
(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		
<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.