



## Woodside Close, Grays

**£410,000** Freehold

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 | Driveway | Garage | Popular Location | SEMI DETACHED | Spacious Lounge/Diner | Three Bedroom Home |

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**Ali&Co**  
PROPERTY SERVICES

## THREE BEDROOM SEMI DETACHED MODERN FAMILY HOME

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**LOCATION :** The property is located on a new development in Woodside Grays, having access to M25 and A13 road links, within easy reach to all local amenities and Schools.

**ACCOMMODATION:** The property offers excellent accommodation , including a entrance hallway separate kitchen and downstairs WC.

**BEDROOMS:** There is Three good size Bedrooms.

**SPACIOUS LIVING:** The property is a fantastic size , there is ample storage and large lounge/ dining area which leads out to the garden.

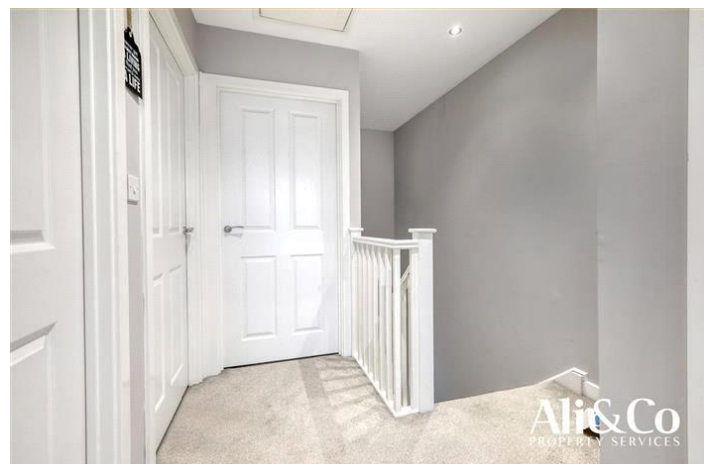
**MODERN FEATURES:** This family home is well presented and has a Modern Bathroom and Fitted Kitchen with integrated appliances.

**EXTERNALLY:** There is a driveway at the side of the property leading to the Garage , there is a good size well maintained Garden with side Access.

The Property is well presented throughout , please call today to arrange a viewing.

Council Tax Band: D (Thurrock Council)

Tenure: Freehold





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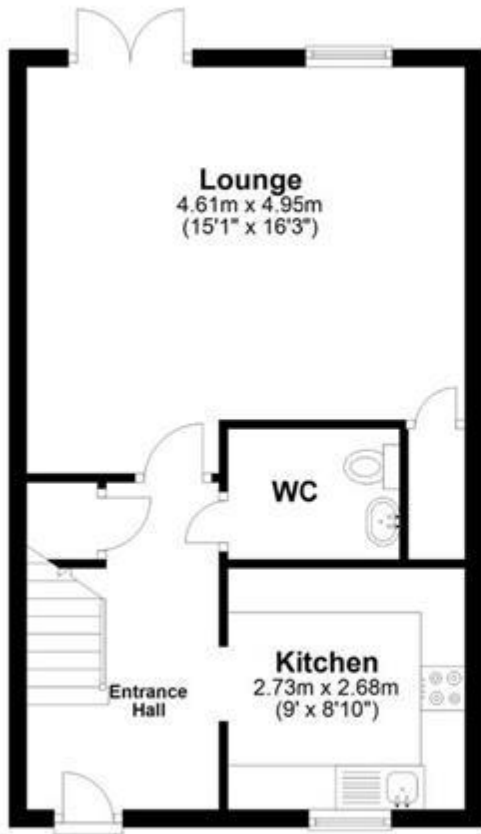
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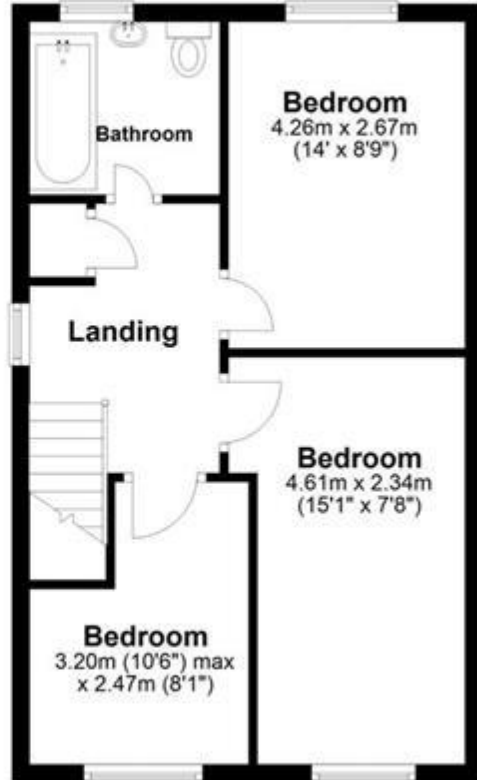
### Ground Floor

Approx. 0.7 sq. metres (7.5 sq. feet)



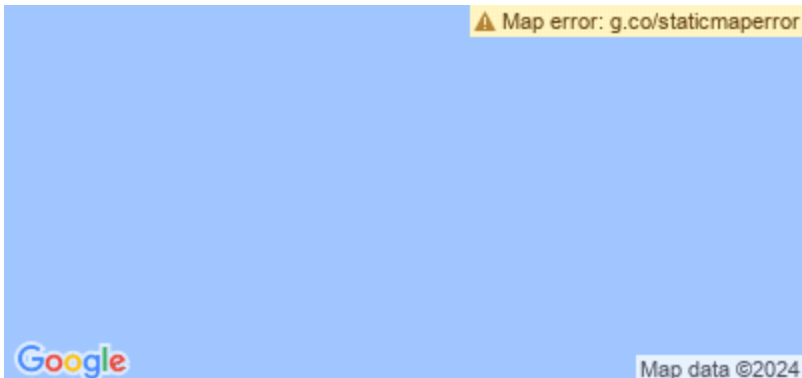
### First Floor

Approx. 0.5 sq. metres (5.8 sq. feet)



Total area: approx. 1.2 sq. metres (13.3 sq. feet)

### Woodside Close, Grays



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</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		
<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.