



## Park House, Park View Gardens, Grays

**£885,000** Freehold

Ali & Co are pleased to offer for sale this imposing Edwardian FOUR BEDROOM FOUR RECEPTION ROOM DETACHED RESIDENCE, situated on a no through road with views over Grays Park. The property benefits from many original features and must be viewed to be appreciated.

Car Port | Cellar | Detached House | Four Double Bedrooms | Modern Bathroom | New Kitchen | Multi Level Garden | Grand Living | Available to view now | No Onward Chain | Edwardian Property | Four Reception Rooms |

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**Ali&Co**  
PROPERTY SERVICES

## STUNNING FOUR BEDROOM DETACHED FAMILY HOME

Ali & Co are pleased to offer for sale this imposing Edwardian FOUR BEDROOM FOUR RECEPTION ROOM DETACHED RESIDENCE, situated on a no through road with views over Grays Park. The property benefits from many original features and must be viewed to be appreciated.

The property offer grand living with its well throughout décor high ceilings and spacious amenities. Maintained to high level the owners have taken care to give the property character over the years.

Within a fantastic location for commuting the property is a short walk to the Main high street and transport links.

**ENTRANCE LOBBY AREA:** Two windows to flank, white tiled floor Inner glazed door to:

**ENTRANCE HALL:** 12'3" X 7'5" plus corridor (3.73m X 2.26m plus corridor). Side entrance hall with lobby area. Radiator. Original coving to textured ceiling. Power points.

**RECEPTION 3/STUDY:** 11'5" (to original sash window) X 9'5" (3.48m (to original sash window) X 2.87m). laminated floor Radiator. Power points.

**RECEPTION 2/DINING ROOM:** 14'11" X 14'3" (4.55m X 4.34m). Original sash window to rear. Original French doors to side.

**RECEPTION 1:** 18'0" inc bay X 12'0" (5.49m inc bay X 3.66m). Original sash bay window to front. Two original sash windows to side. Original sash window to rear. Original picture rail. laminated flooring

**KITCHEN:** 20'3" X 10'5" (6.17m X 3.18m). Two windows to side. Range of base and eye level units with complimentary roll edge work surfaces. One and one half drainer sink unit with mixer taps. Further single drainer sink unit with mixer taps. Original pointed brick walls. Tiled floors. Recesses and plumbing for appliances. Door to large storage cupboard. Entrance to cellar. Lobby area to:

**DOWNSTAIRS CLOAKROOM:** Pedestal wash hand basin. Low flush w.c.

**Reception 4:** 15'64" X 10'4" (4.77m X 3.2m). Windows to side and rear. Fitted carpet. Bifold doors to garden.

**GALLERIED FIRST FLOOR LANDING:** Original sash window to front. Fitted carpet. Access to loft.

**BEDROOM 1:** 18'0" X 12'0" (5.49m X 3.66m). Original sash bay window to front. Radiator. Power points. Original picture rail. Original coving to textured ceiling. Gas point.

**BEDROOM 2:** 14'11" X 14'3" (4.55m X 4.34m). Original sash window to side. Radiator. Power points. Original picture rail. Fitted carpet.

**BEDROOM 3:** 12'3" X 10'5" (3.73m X 3.18m). Original sash window to rear. laminated flooring Radiator. Power points.

**BEDROOM 4:** 11'4" X 9'5" (3.45m X 2.87m). Original sash window to front. Radiator. Laminated floor. Power points.

**BATHROOM:** 12'5" X 7'6" (3.78m (fitted with luxury bathroom suite) X 2.29m). Original obscure sash window to side.. modern suite comprising pedestal wash hand basin. Low flush w.c. Free standing bath. Separate walk in double shower cubicle.



## EXTERNALLY

**REAR GARDEN:** Approx 110 X 40ft. Immediate patio area. Lawned area. Tiered stepped terracing down to park land. The garden boasts a wealth of mature shrubs and trees including fruit trees. Gated access to both sides of property.

**TILED & PITCHED ROOF ORIGINAL CANOPY:** 20'0" X 19'0" (6.1m X 5.79m). 'L' Shaped

**FRONT:** Off road parking ample space. landscaped with an additional carport.

Internal viewings highly recommended  
NO CHAIN

## School Rating

NAME TYPE POSTCODE DISTANCE RATING

Quarry Hill Academy Nursery, Primary RM17 5UT 0.62 km Outstanding

The Hathaway Academy Secondary RM17 5LL 0.62 km Good

Grays Convent High School Secondary RM17 5UX 0.62 km Good

St Thomas of Canterbury Catholic Primary School Primary RM17 5RW  
0.64 km Not rated

Thames Park Secondary School Secondary RM17 6TF 0.66 km Not  
rated

Council Tax Band: F (Thurrock Council)

Tenure: Freehold



GROUND FLOOR  
1169 sq.ft. (108.6 sq.m.) approx.



1ST FLOOR  
1041 sq.ft. (96.7 sq.m.) approx.



TOTAL FLOOR AREA : 2210 sq.ft. (205.3 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>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</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.

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