



## The Rookery, Grays

**£435,000** Freehold

**SOLD**

Ali & Co are delighted to offer for sale this magnificent FOUR BEDROOM THREE BATHROOM TOWNHOUSE located in West Thurrock.

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES

## STUNNING FOUR BEDROOM FAMILY HOME

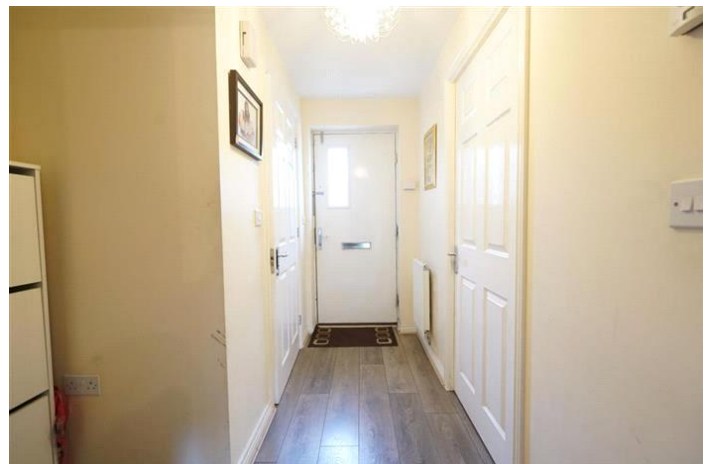
Ali & Co are delighted to offer for sale this magnificent FOUR BEDROOM THREE BATHROOM TOWNHOUSE located in West Thurrock.

The property offers excellent accommodation with 4 Double bedrooms with the master bedroom benefiting from a Ensuite shower room. Spacious throughout and conveniently located close to Lakeside shopping centre, transport links, schools and all local amenities.

The property is offered for sale chain free.

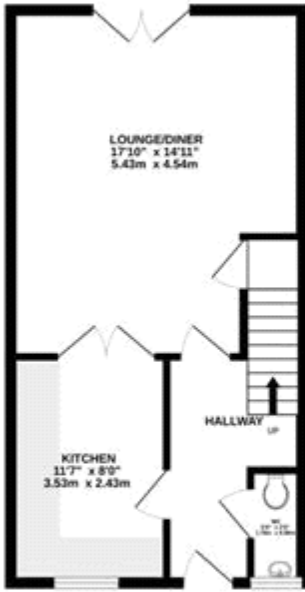
Call Ali & Co to book your viewing today.

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

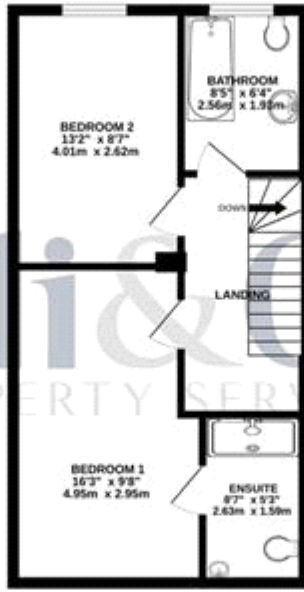




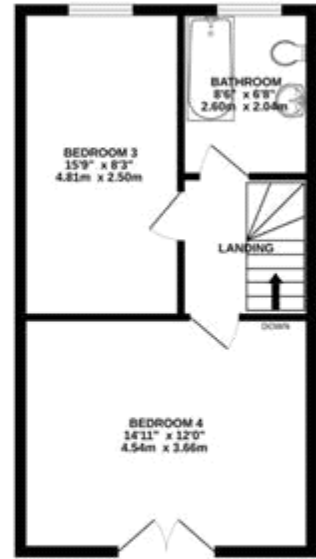
GROUND FLOOR  
436 sq ft. (40.7 sq.m.) approx.



1ST FLOOR  
437 sq ft. (40.6 sq.m.) approx.



2ND FLOOR  
414 sq ft. (38.4 sq.m.) approx.



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PROPERTY SERVICES

TOTAL FLOOR AREA: 1289 sq ft. (119.7 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 details 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>		
(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>83</b>	<b>84</b>
<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.