



## Killarney Crescent, Grays

**£450,000** Freehold

Ali & Co are thrilled to introduce to the market this newly built THREE BEDROOM property located in the heart of Lakeside.

A beautiful estate with local amenities and transport link.

Close Proximity To Lakeside Shopping Centre | Close to schools | Close To Station | Cul De Sac | Fantastic Location | Modern Living |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES



## THREE BEDROOM NEWLY BUILT FAMILY HOME IN LAKESIDE WEST THURROCK

Ali & Co are thrilled to introduce to the market this newly built THREE BEDROOM property located in the heart of Lakeside. A beautiful estate with local amenities and transport link.

**LOCATION:** The property is situated in the heart of Lakeside, with the Lakeside Shopping Center right on your doorstep. Restaurants and gyms are nearby, adding to the area's vibrant atmosphere. Chafford Hundred Train Station is just a short walk away, with direct links to the M25 and A13 from Lakeside.

**ACCOMMODATION:** This spacious Three bedroom family Home offers a well thought layout designed for modern living includes a large open plan stunning Kitchen lounge /dining area making it a the perfect family space , the Property has a welcoming entrance hallway including a convenient WC adding to the practicality of the space.

**BEDROOMS:** The property has three good size bedrooms, the Master bedroom has the added bonus of having an en-suite'

**MODERN FEATURES:** This newly built contemporary home boasts exceptional modern design , having a sleek white high-gloss fitted kitchen, alongside an elegantly fully-tiled bathroom and en-suite.

**EXTERNALLY:** There is a generous size landscaped Garden and allocated parking.

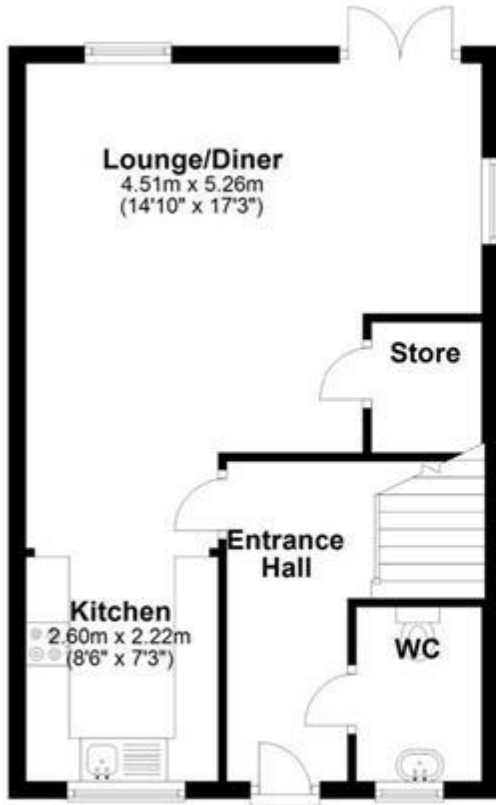
Council Tax Band: D (Thurrock Council)  
Tenure: Freehold





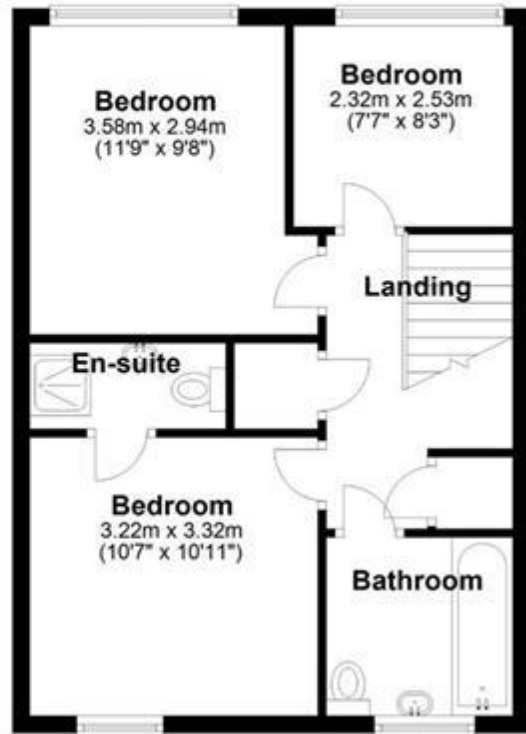
### Ground Floor

Approx. 41.1 sq. metres (442.7 sq. feet)



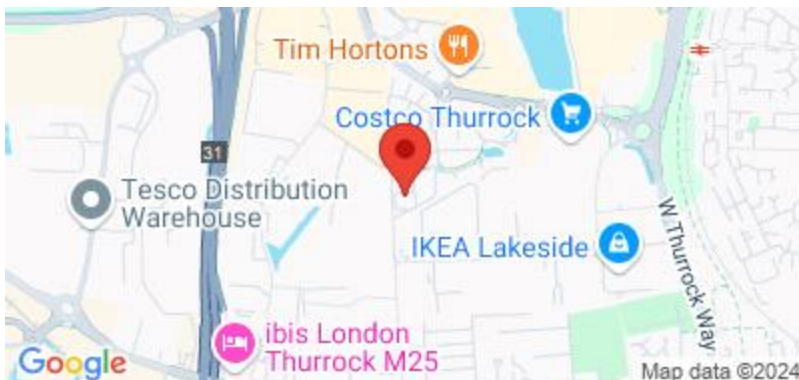
### First Floor

Approx. 44.5 sq. metres (478.7 sq. feet)



Total area: approx. 85.6 sq. metres (921.3 sq. feet)

### Killarney Crescent, Grays



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	
(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.