



## Fox Field Close, Grays

**£449,995** Freehold

**SOLD**

Ali & co are delighted to bring to the market this exceptionally well presented FOUR BEDROOM THREE BATHROOM FAMILY HOME on the ever popular Schoolfield Development. Available to buy with no Onward Chain.

Viewings Highly Recommended

Allocated Parking | Double Glazing | Ensuite Bathroom | Four Bedroom House | Garden | Landscaped Garden | Loft Storage | Outbuilding | NO CHAIN | Under Warranty | FREE HOLD | Out Building | Modern Living |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES

## FOUR BEDROOM THREE BATHROOM FAMILY HOME

Ali & co are delighted to bring to the market this exceptionally well presented FOUR BEDROOM THREE BATHROOM FAMILY HOME on the ever popular Schoolfield Development.  
Available to buy with no Onward Chain.

Offers in excess of £450,000 accepted.

This property is located within close proximity to Lakeside Shopping centre all local amenities and transport, the property is a spacious terraced house outlined over three floors.  
Providing a family the perfect place to grow.

### Ground Floor

Entrance Hall tiled entry with access to modern WC

Leading on to a beautifully designed living area with a newly installed state of the art kitchen benefiting from a modern breakfast bar.  
Double doors leading onto a landscaped garden with gazebo and out door kitchen the property also benefits from a outbuilding/office.

### First Floor

Provides a fantastic family bathroom, great size single bedroom, master bedroom with storage cupboard and ensuite with double shower.

### Second Floor

Provide a family shower room, Second double bedroom, and the largest bedroom in the house with built in cupboards and french doors.

A well maintained property throughout with great quality fixtures and fittings.

Ample car parking space within the estate.

Viewings Highly Recommended, call our office today to arrange a viewing.

Council Tax Band: E (Thurrock Council)

Tenure: Freehold

### Kitchen/lounge

w: 4.68m x l: 8.45m x h: 2.5m (w: 15' 4" x l: 27' 9" x h: 8' 2")

Open plan modern living space

### Kitchen

w: 2.2m x l: 4.9m x h: 2.5m (w: 7' 3" x l: 16' 1" x h: 8' 2")

Newly installed kitchen with breakfast bar

### Entrance hall

w: 1.3m x l: 3.4m x h: 2.5m (w: 4' 3" x l: 11' 2" x h: 8' 2")

Contemporary design with tiled walls and access to WC

### Living room

w: 4.6m x l: 4.9m x h: 2.5m (w: 15' 1" x l: 16' 1" x h: 8' 2")

Modern design open plan lounge with patio doors leading on the landscaped garden.

### Bedroom 1

w: 2.9m x l: 4.6m x h: 2.5m (w: 9' 6" x l: 15' 1" x h: 8' 2")

Master bedroom with ensuite double shower room and cupboard space

### En-suite

w: 2.4m x l: 1.6m x h: 2.5m (w: 7' 10" x l: 5' 3" x h: 8' 2")

Double Shower unit toilette and sink. modern decor

### Bathroom



w: 2.3m x l: 2m x h: 2.5m (w: 7' 7" x l: 6' 7" x h: 8' 2")

A fantastic size family bathroom

### Bedroom 2

w: 2.3m x l: 3.6m x h: 2.5m (w: 7' 7" x l: 11' 10" x h: 8' 2")

Great size single bedroom on the first floor

### Bedroom 3

w: 2.5m x l: 3.9m x h: 2.5m (w: 8' 2" x l: 12' 10" x h: 8' 2")

Another double room at the rear of the property

### Bedroom 4

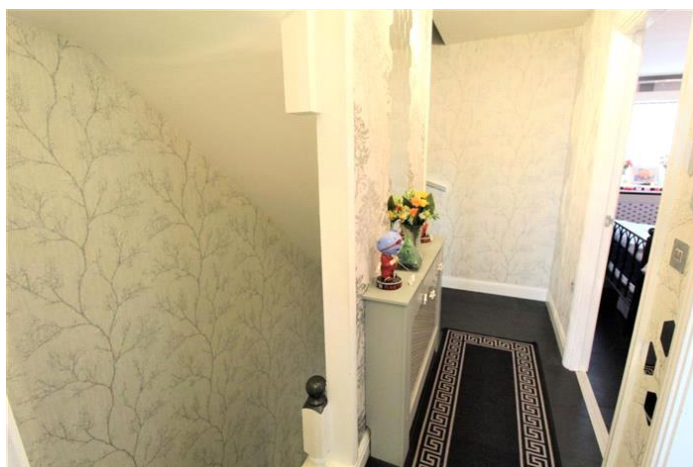
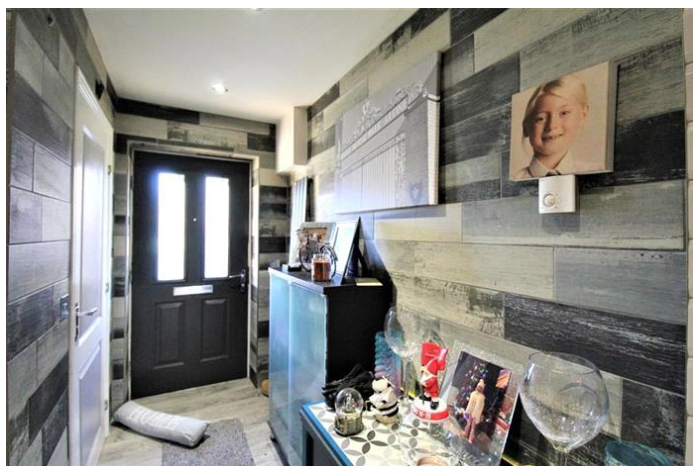
w: 3.6m x l: 4.2m x h: 3m (w: 11' 10" x l: 13' 9" x h: 9' 10")

Largest room in the house with juliette balcony and built in wardrobes

### Shower

w: 2m x l: 2.3m x h: 3m (w: 6' 7" x l: 7' 7" x h: 9' 10")

Family shower room



GROUND FLOOR  
39.0 sq.m ( 420 sq.ft. )



1ST FLOOR  
39.0 sq.m ( 420 sq.ft. )



2ND FLOOR  
37.3 sq.m ( 401 sq.ft. )



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>91</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>82</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.