



## Malvern Road, Grays

**£399,995** Freehold

**SOLD**

Ali & Co are delighted to present this fantastic THREE BEDROOM DETACHED FAMILY HOME featuring a paved driveway and garage at the rear of the property.

Available to view now!

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES

## DETACHED THREE BEDROOM FAMILY HOME

Ali & Co are delighted to present this fantastic THREE BEDROOM DETACHED FAMILY HOME featuring a paved driveway and garage at the rear of the property.

The property offers great accommodation with a lounge, L shaped dining area featuring a wood burner, conservatory, fully fitted kitchen. Paved rear garden with access to a detached garage. Upstairs you have master bedroom, second double bedroom with built in wardrobes, single bedroom, family bathroom with modern suite and separate WC.

situated in a fantastic location front and rear of the property unoverlooked. within close proximity of USP College and schools great transport links to A13/M25.

Available to view immediately Call Ali & Co to arrange your appointment.

Council Tax Band: D (Thurrock Council)

Tenure: Freehold

### Lounge

w: 5.49m x l: 2.44m x h: 2.2m (w: 18' x l: 8' x h: 7' 3")

Double glazed bay window to front. Attractively decorated. Radiator. Textured ceiling. Coved surround.

### Dining

w: 4.88m x l: 4.57m x h: 2.2m (w: 16' x l: 15' x h: 7' 3")

DINING ROOM / SITTING ROOM

Double glazed window to flank. Wood flooring.

### Conservatory

w: 4.27m x l: 1.83m x h: 2.2m (w: 14' x l: 6' x h: 7' 3")

Double glazed window to rear. Open aspect to

### Kitchen

w: 4.57m x l: 1.52m x h: 2.2m (w: 15' x l: 5' x h: 7' 3")

Featuring a range of contrasting units to ground and eye level with inset single drainer sink unit. Contrasting worktop. Tiled splashbacks. Inset gas cooker to remain. Wood flooring. Further recess area with plumbing for washing machine and dryer. Power point.

### Bedroom 1

w: 4.57m x l: 2.44m x h: 2.2m (w: 15' x l: 8' x h: 7' 3")

Double glazed window to rear. Open views. Access to loft area. Radiator. Power point.

### Bedroom 2

w: 3.96m x l: 1.83m x h: 2.2m (w: 13' x l: 6' x h: 7' 3")

Double glazed window to front. Range of built in wardrobes with internal hanging and shelving space. Radiator. Power point.

### Bedroom 3

w: 1.83m x l: 1.83m x h: 2.2m (w: 6' x l: 6' x h: 7' 3")

Double glazed window to front. Textured ceiling. Radiator. Built in cupboard. Power point.

### Bathroom

Double glazed obscured window to rear. Basin. High gloss unit below. Low flushing w.c. Inset panelled bath with independent shower over. Contrasting tiled wall. Chrome heated towel rail. Laminate flooring. LED lighting.

### WC

Double glazed window to flank. Part tiled wall. Laminate flooring. Low flushing w.c.

### Garage



w: 4.88m x l: 3.05m x h: 2.2m (w: 16' x l: 10' x h: 7' 3")  
Approached via rear access. Light and power supplied.





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>80</b>
(55-68) <b>D</b>	<b>65</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/fitings 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.