



## Medlar Road, Grays

**£490,000** Freehold

**SOLD**

Ali & Co are delighted to bring on to the market this beautifully presented FOUR BEDROOM DETACHED FAMILY HOME situated in Thurrock Park on a popular no through road.

Available to view now | Conservatory | Detached Garage | Detached House | Four Bedroom House | Landscaped Garden | Off Street Parking | Three Reception Rooms |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES



## FOUR BEDROOM DETACHED FAMILY HOME

Ali & Co are delighted to bring on to the market this beautifully presented FOUR BEDROOM DETACHED FAMILY HOME situated in Thurrock Park on a popular no through road.

The property offers excellent accommodation with a spacious lounge with patio doors leading to 6m wide conservatory, hallway with downstairs cloakroom, galley style kitchen kept to a high standard, dining room wood with a log burner, with patio doors leading to a beautifully landscaped garden.

Upstairs you a spacious landing with access to a family bathroom and four bedrooms.

The property also benefits from having off street parking in front of the garage.

Situated in a prime location in Thurrock within easy reach of all local amenities, school and transport links.

This property has been kept in exceptional condition a must see!

Call Ali & Co arrange a viewing immediately.

Council Tax Band: E (Thurrock Council)

Tenure: Freehold

### Hall

w: 1.89m x l: 3.34m x h: 2.4m (w: 6' 2" x l: 10' 11" x h: 7' 10")

Real wood floor with access to cloakroom

### Lounge

w: 3.39m x l: 5.25m x h: 2.4m (w: 11' 1" x l: 17' 3" x h: 7' 10")

Real wood flooring with a mantel including a gas fire place patio door leading to the 6m wide conservatory

### Kitchen

w: 3.46m x l: 2.8m x h: 2.4m (w: 11' 4" x l: 9' 2" x h: 7' 10")

Galley style kitchen, with all mod cons kept to very good condition throughout, access to garden and front from the kitchen.

### Dining

w: 3.5m x l: 2.5m x h: 2.4m (w: 11' 6" x l: 8' 2" x h: 7' 10")

Tastefully decorated snug or dining room featuring a log burner patio doors leading to the garden and separate door in the conservatory.

### Conservatory

w: 5.96m x l: 2.28m x h: 2.4m (w: 19' 7" x l: 7' 6" x h: 7' 10")

A very well built and bright conservatory, with double doors leading to the landscaped garden.

### Garage

w: 2.5m x l: 4.8m x h: 2.4m (w: 8' 2" x l: 15' 9" x h: 7' 10")

Apex roof garage with garage door to front and access door from the rear garden.

### Bathroom

w: 2.2m x l: 2.2m x h: 2.4m (w: 7' 3" x l: 7' 3" x h: 7' 10")

Clean and tidy bathroom tiled featuring four piece suite with a separate shower enclosure.

### Bedroom 1

w: 3.5m x l: 3.4m x h: 2.4m (w: 11' 6" x l: 11' 2" x h: 7' 10")

Great size double bedroom with wall mounted wardrobes,

### Bedroom 2

w: 2.98m x l: 3.1m x h: 2.4m (w: 9' 9" x l: 10' 2" x h: 7' 10")

Another great size double bedroom featuring built in furniture

### Bedroom 3

w: 3.3m x l: 2.08m x h: 2.4m (w: 10' 10" x l: 6' 10" x h: 7' 10")

Cosy bedroom decorated to a great standard.

### Bedroom 4





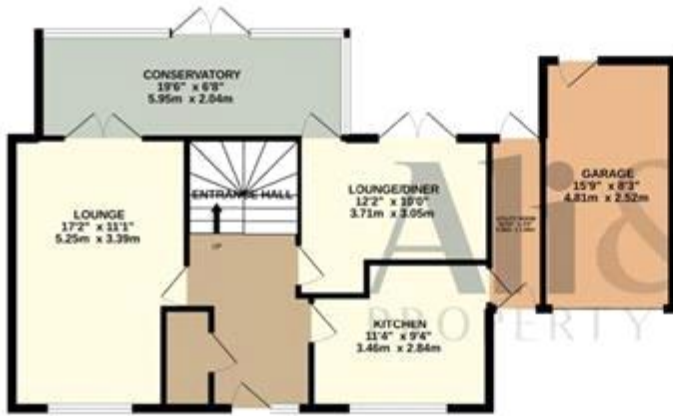
w: 3.4m x l: 1.6m x h: 2.4m (w: 11' 2" x l: 5' 3" x h: 7' 10")  
Cosy bedroom with built in wardrobe

### Rear Garden

Beautifully landscaped garden with a summer house, pond, benches and shed.



GROUND FLOOR  
821 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 1344 sq.ft. (124.9 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 at your own risk 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.  
Made with Metropix ©2022



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>79</b>
(55-68) <b>D</b>	<b>58</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.