



## Wood View, Grays

£1,850 pcm

**LET**

Ali & Co are delighted to bring to the market this exceptional family home situated on Wood View North Grays area.

The property is a semi-detached THREE BEDROOM FAMILY HOME with huge potential to extend further.

New Heating System | Newly Decorated | Modern Bathroom | Modern Fully Fitted Kitchen | Modern Living | Newly Renovated | Large Drive | Potential to Extend |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES

## STUNNING THREE BEDROOM FAMILY HOME

Ali & Co are delighted to bring to the market this exceptional family home situated on Wood View North Grays area. The property is a semi-detached THREE BEDROOM HOME which has undergone a major renovation within the last few years with new electrical wiring, new plumbing, plastering, new modern kitchen with island, garden landscaping, the property offers excellent accommodation with a spacious sitting/dining room, family lounge with french doors leading to the beautiful designed kitchen, which has bi folding doors to the garden a downstairs cloakroom. On the first floor you have 3 spacious double bedrooms, family bathroom with a separate WC.

Internal viewings highly recommended.

Council Tax Band: F (Thurrock Council)  
Deposit: £1,850







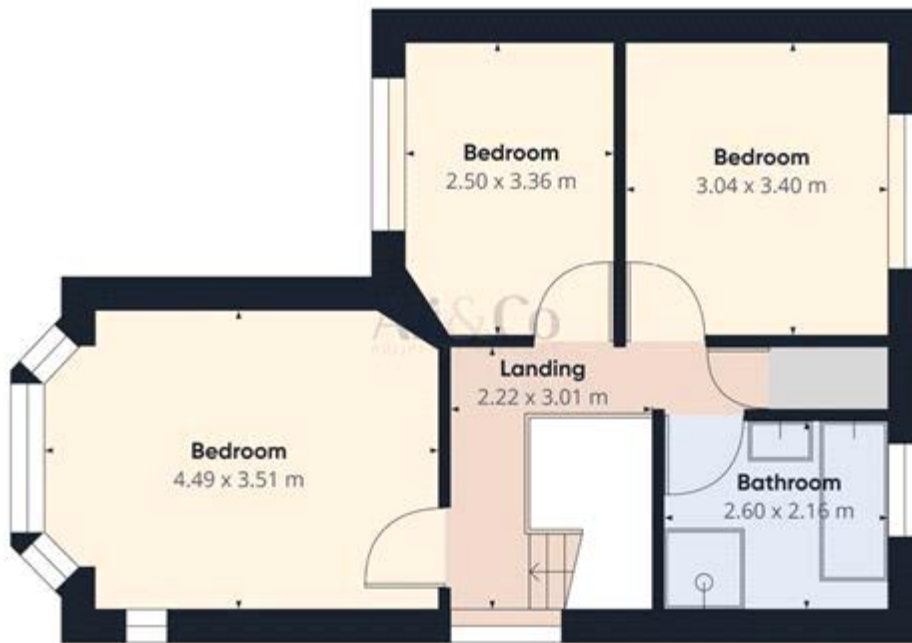
Approximate total area<sup>1)</sup>  
21.54 m<sup>2</sup>

1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

DRAFT 3/24

Floor 0



Approximate total area<sup>2)</sup>  
46.52 m<sup>2</sup>

2) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

DRAFT 3/24

Floor 1



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		
	62	83
<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 tenant.