



## Curling Lane, Badgers Dene, Grays

**£399,995** Freehold

**SOLD**

Ali & Co are delighted to present this amazing THREE BEDROOM FAMILY HOME in Badgers Dene, a highly desirable community.

Located walking distance from Grays Town Centre and all major transport links.

Cul De Sac | Driveway | Garage | Landscaped Garden | Three Bedroom Home | Badgers Dene |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES

## STUNNING THREE BEDROOM FAMILY HOME

Ali & Co are delighted to present this amazing THREE BEDROOM FAMILY HOME in Badgers Dene, a highly desirable community. Located walking distance from Grays Town Centre and all major transport links.

This property is all about OUTSIDE LIVING, The Beautiful garden gives this property the wow factor,

The property offers excellent living accommodation with a spacious lounge, double doors leading to kitchen/diner, patio doors leading to the landscaped garden, the property benefits from having a great size drive with access to a single garage.

On the first floor you have a double master bedroom with built in wardrobes, second double bedroom, family bathroom, and a further single bedroom.



Entrance Porch

Fitted Kitchen/Diner: 13'07 x 10'05

Attractive Lounge: 14'02 x 13'08

First Floor Landing

Master Bedroom: 13'07 x 8'09

Bedroom Two: 9'04 x 5'07

Bedroom Three: 7'10 x 6'08

Family Bathroom

Rear Garden

Detached Garage

Internal viewings highly recommended.


Council Tax Band: D (Thurrock Council)

Tenure: Freehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>73</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/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.