



## Lea Road, Grays

**£385,000** Freehold

**SOLD**

Space for a growing family!

Ali & Co bring to the market this fantastic family home situated on a no through road.

This is a beautifully presented THREE Bedroom extended family home, with conservatory and a landscaped garden.

Cloakroom | Conservatory | Double Glazing | Fireplace | Fitted Bathroom | Fitted Kitchen | Garden | Integrated Appliances | Off-street parking | Landscaped Garden |

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**Ali&Co**  
PROPERTY SERVICES

## THREE BEDROOM FAMILY HOME

Space for a growing family!

Ali & Co bring to the market this fantastic family home situated on a no through road.

The property is a THREE Bedroom extended family home.

Modern fully integrated kitchen, and bathroom. The property offers spacious living spacious with a great size lounge leading onto the conservatory and garden access.

This property is situated close to Gateway Academy and all local amenities.

Easy access to M25/A13

Nicely decorated throughout.

The property benefits from having a downstairs WC, Landscaped garden, ample parking space, good size bedrooms.

Council Tax Band: C (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>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>60</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.