



Conrad Gardens, Grays

Guide Price £550,000



- A well presented and fantastic size four bedroom detached family home
- Located in a highly sought after road in the always desirable "North Grays" area
- Excellent size living space throughout
- Lovely size lounge
- Wonderful size kitchen with dining room
- Ground floor wc and modern first floor family bathroom
- Four great size bedrooms
- Lovely size rear garden
- Driveway parking
- Garage



**Colubrid Estate Agents are thrilled to welcome to the market this well presented and fantastic size four bedroom detached family home located in a highly sought after road in the always desirable "North Grays" area. Accommodation boasts an inviting entrance hallway, lovely size lounge, large kitchen with dining room, ground floor wc, modern family bathroom and four good size bedrooms. Externally the property has a lovely size rear garden, driveway parking and garage. Has a new comb boiler with climate control and 10 year warranty making the EPC rating is a C which is above average!
Guide Price £550,000-£600,000**

Spacious entrance hall commences with stairs leading to first floor accommodation. Storage cupboard. Tiled flooring. Double glazed window. Access is given to ground floor cloakroom/wc.

Lounge 16'8 x 11'8 double glazed window to front. Ornate feature fireplace. Wooden style flooring. Coved ceiling. Double doors open into dining room. Dining room 9'8 x 9'8 French double glazed doors to rear. Tiled flooring. Open plan kitchen.

Kitchen 11'8 x 7'8 external door to garden, double glazed window. Range of wall and base mounted units with matching storage drawers. Tiling to splash backs. Worksurfaces housing sink drainer with swan neck mixer tap. Space for appliances. Continuation of tiled flooring.

First floor landing is home to four well proportioned bedrooms and family bathroom. Boarded loft with ladder to remain. Airing cupboard.

Main bedroom 13'8 max x 9'1 double glazed window to front.

Bedroom two 10'7 x 10'0 max. Double glazed window to rear.

Bedroom three 11'0 max x 8'8 max. Double glazed window to front.

Bedroom four 10'0 x 7'2 double glazed window to rear.

Family bathroom comprises white panel bath fitted with shower and glass splash screen door. Wash hand basin and low level wc. Tiling to walls, Heated towel rail. Obscure double glazed window.

Externally the property has a good size rear garden commencing with patio seating area. Side access gate and outside water tap. Personal door to garage. Remaining garden is lawned.

Garage up and over door, power and light connected.

Driveway parking.

Council Tax Band: E

Local Authority: Thurrock

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

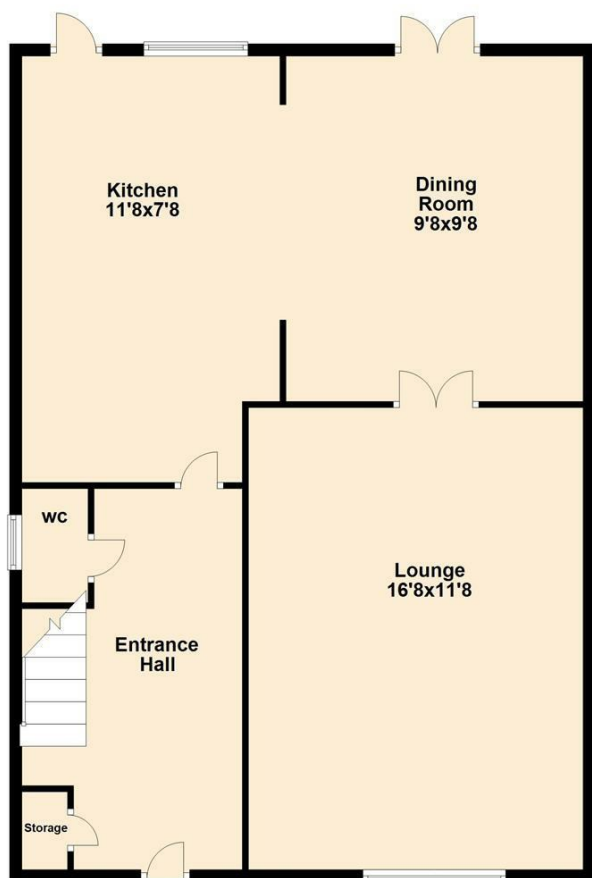


Local Life

Grays is the largest town in the borough and authority of Thurrock in Essex. The town, on the north bank of the River Thames, is approximately 20 miles to the east of central London, and 2 miles east of the M25 motorway. The Town Centre offers an array of shops, indoor shopping centre, pubs and restaurants. Grays railway station is on the C2C line with direct links into Fenchurch Street via Upminster and Barking. Or if shopping is not ideal for you, then why not visit Grays Beach. A13 road links nearby giving easy access to London.



Ground Floor



First Floor

