



## Wood View, Grays

Guide Price £550,000



- No onward chain
- Plenty of potential to extend or convert stpc
- Found in popular "Woodside" location
- Ideal area for Blackshots Leisure Centre and Socket Heath shopping parade
- Ideal location for Palmers College Campus
- Well presented throughout
- Spacious living accommodation and three well proportioned bedrooms
- Ground floor cloakroom/wc . 1st floor three piece shower room
- Established rear garden backing onto Parkland
- Impressive frontage with plenty of driveway parking and garage



**Offered for sale with no onward chain, is this well presented three bedroom family home, offering plenty of potential to extend/convert stpc. Located within the popular "Woodside" location, positioned close to Blackshots playing fields and Leisure Centre. Close to sockets heath shopping parade. Ideal location for Palmers College Campus. Accommodation boasts, impressive entrance hall, modern ground floor cloakroom/wc, family size lounge, separate dining room and kitchen. First floor is home to three well proportioned bedrooms and modern three piece shower room. Externally the property has a large approximate 110ft South Westerly facing rear garden backing onto Parkland. Remaining workshop and summerhouse. Impressive frontage offers plenty of driveway parking for multiple vehicles and garage. Guide Price £550,000-£575,000**

Enter the property via porch to front aspect. Impressive entrance hall commences with stairs leading to first floor accommodation. Storage cupboard. Access is given to modern ground floor cloakroom/wc. Lounge 18'4 x 10'9 double glazed window to front. Patio sliding door to garden. Coved ceiling. Separate dining room 15'3 x 10'9 feature bay double glazed window to front. Coved ceiling. Kitchen 10'8 x 10'3 overlooks the rear garden, double glazed window. External door to garden. Range of wall and base mounted units with matching storage drawers. Worksurfaces/breakfast bar seating housing sink drainer. Electric hob, encased electric oven, space for other appliances. Tiling to splash backs.

First floor landing is home to three well proportioned bedrooms and modern three piece shower room. Bedroom one 14'2 x 10'9 feature bay double glazed window to front. Bedroom two 17'9 x 10'9 dual aspect double glazed windows. Bedroom three 10'9 x 9'9 enjoys views over rear garden. Double glazed window. Storage cupboard. Shower room comprises lager than average corner shower, vanity wash hand basin and low level wc. Tiling to walls. Tiled flooring. Obscure double glazed window.

Externally the property has an established 110ft approximately South Westerly facing garden backing onto Parkland. Commencing with patio seating area. Remaining garden is lawned with mature flower bed bordering. Remaining workshop with power and light connected plus summerhouse. Impressive frontage offers plenty of driveway parking for multiple vehicles and garage.

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. Accessible to Lakeside Shopping Centre.



