



Hillcrest Avenue, Grays

Guide Price £450,000



- A beautifully presented and fantastic size extended three bedroom family home
- Lovely size lounge and large dining room
- Stunning kitchen/breakfast room and utility room
- Modern bathroom, ground floor wc and en-suite shower room to the master bedroom
- Three nice size bedrooms
- Wonderful size rear garden with covered seating area and bbq/kitchen area
- Games room/summerhouse and large storage room
- Gated driveway parking to the rear for multiple vehicles



Colubrid Estate Agents are delighted to welcome to the market this beautifully presented and fantastic size extended three bedroom family home boasting a wealth of fine features throughout. Accommodation boasts an entrance porch, lovely size lounge, large dining room, stunning kitchen/breakfast room, modern bathroom, utility room, ground floor wc and three nice size bedrooms with the master boasting an en-suite shower room. Externally the property has a wonderful size rear garden with covered seating area, bbq/kitchen area, large garden, games room/summerhouse, storage room and gated parking for multiple vehicles to the rear.

GUIDE PRICE £450,000 - £500,000.

Enter the property via porch to front aspect.

Dining room 16'4 x 11'4 double glazed window to rear. Two storage cupboards. Stairs lead to first floor accommodation. Wooden style flooring.

Lounge 16'4 x 11'5 double glazed window to front. French double glazed doors to rear. Continuation of wooden style flooring.

Ground floor family bathroom comprises shaped bath fitted with shower and glass splash screen door. Vanity wash hand basin and close coupled wc. Tiling to walls. Obscure double glazed window.

The property also has a separate wc/cloakroom.

Kitchen/breakfast room 17'9 max x 12'9 max. An array of wall and base mounted units with matching pan size storage drawers. Complimentary worksurfaces/breakfast bar seating. Sink drainer with swan neck mixer tap. AEG electric hob, AEG oven and double extractor hood to remain. Other appliances can be housed in the utility room 8'7 x 3'7. Continuation of wooden style flooring. Dual aspect double glazed windows. External door to garden.

First floor is home to three well proportioned bedrooms and en-suite shower room. Access to loft.

Bedroom one 12'6 x 11'2 max. Double glazed window to rear. Fitted wardrobes.

Modern en-suite comprises shower, vanity wash hand basin and low level wc. Obscure double glazed window.

Bedroom two 11'5 x 8'2 double glazed window to rear. Fitted wardrobes.

Bedroom three 8'6 x 7'9 double glazed window to front. Fitted wardrobes.

Externally the property has a large predominately lawned rear garden. Commencing with covered decked seating area. Hot tub is negotiable. Covered BBQ/kitchen area with smoker which is also negotiable. Mature trees and flower bed bordering. Steps lead up to games room, storage room and shed. Gated driveway parking to rear.

Further Details:

Bosch Combination boiler approximately 2 years old.

Telecom alarm system with fob and code access.

Council Tax Band: B

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.



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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.



