



Butler Walk, Grays

Offers Over £425,000



- A fantastic size three/four bedroom family home situated in an excellent location
- Excellent size living space throughout with a large double storey rear extension
- Huge lounge/diner
- Playroom/study/ground floor bedroom
- Good size kitchen
- Utility room and ground floor wc
- Modern family bathroom
- Three large first floor double bedrooms
- Nice size rear garden
- Garage and driveway parking



Colubrid Estate Agents are thrilled to welcome to the market this fantastic size three/four bedroom family home boasting a large double storey rear extension providing excellent living space throughout whilst in an excellent location. Accommodation boasts an entrance hallway, ground floor wc, huge lounge/diner, play room/office/ground floor bedroom, good size kitchen and utility room. The first floor holds three large double bedrooms and a modern family bathroom. Externally the property has a nice size rear garden, garage and driveway parking.

Enter the property via door to side.

Utility room 8'5 x 4'6 offers space for appliances.

Open plan entrance hall gives access to ground floor cloakroom/wc. Storage cupboard. Stairs lead to first floor accommodation.

Kitchen 12'4 x 8'5 double glazed window to front. Range of wall and base mounted units with matching storage drawers. Worksurfaces housing sink drainer. Encased oven, gas hob and extractor fan to remain. Space for other appliances. Tiled flooring.

Lovely size lounge/diner 21'5 max x 21'4 gives access to rear garden via patio sliding doors.

Door into playroom/ground floor bedroom four or study 9'7 x 8'0. Double glazed window to rear.

First floor landing is home to three well proportioned bedrooms and family bathroom. Part boarded loft with ladder to remain. Airing cupboard.

Bedroom one 18'5 max x 12'6 double glazed window to rear. Fitted wardrobes. Eaves storage cupboard.

Bedroom two 15'5 max x 8'5 double glazed window to rear.

Bedroom three 12'7 x 8'5 double glazed window to front. Fitted wardrobe.

Bathroom comprises panel bath fitted with Bristan shower, wash hand basin and low level wc. Tiling to walls. Heated towel rail.

Rear garden commences with side access gate. Remaining garden is lawned.

Garage has up and over door.

Driveway parking for 2 cars.

Further Details:

Solar Panels owned by property generating income.

Worcester Bosch boiler fitted November 2022

Council Tax Band: C

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.



Ground Floor



