



First Avenue, Grays

Guide Price £460,000



- A beautifully presented and fantastic size three bedroom family home
- Unique and substantial boasting a wealth of fine features throughout and multiple extensions
- Presented to a show home standard by the current owner with no expense spared
- Lovely size lounge and dining room
- Stunning kitchen with Neff fitted appliances, granite worktops, underfloor heating and velux rain sensor remote controlled window
- Beautiful ground floor shower room and first floor bathroom
- Good size play room/study and three good size bedrooms
- Wonderful rear garden with outbuilding
- Driveway parking for multiple vehicles with security bollards and large garage with electric roller door
- Top of the range Worcester Bosch combi boiler installed 2022



STOP SCROLLING!!! Colubrid Estate Agents are thrilled to welcome to the market this unique and substantial three bedroom fantastic size family home beautifully presented throughout with a wealth of fine features and multiple extensions. Presented in show home condition this property has had no expense spared by the current owner and really must be viewed to be appreciated. Accommodation boasts an entrance hallway, lovely size lounge, dining room, stunning kitchen with Neff fitted appliances, granite worktops and underfloor heating, play room/study, stunning ground floor shower room, beautiful first floor bathroom and three good size bedrooms. Externally the property has a wonderful rear garden with large outbuilding, driveway parking for multiple vehicles with security bollards and a large garage with electric roller door. Additional benefits include a top of the range Worcester Bosch combi boiler installed in 2022 and an ADT alarm system.

Entrance hall commences with stairs leading to first floor accommodation.

Lovely size lounge 15'1 x 12'4 overlooks the front aspect. Two double glazed windows. Feature fireplace. Wooden style flooring. Coved ceiling.

Dining room 12'3 max x 8'0 is open plan to kitchen. Continuation of wooden flooring. Coved ceiling.

Spacious shower room 11'3 x 8'3 comprises, larger than average shower, vanity wash hand basin and low level wc. Part tiling to walls. LED vanity mirror. Bluetooth radio fitted. Tiled flooring.

Stunning L-shaped kitchen 17'8 max x 11'2 max. External door to garden. Double glazed window. An array of high gloss wall and base mounted units with matching pan size storage drawers.

Complimentary Granite worktops housing inset sink. Neff five ringed hob, "Slide and Hide" oven, microwave, dishwasher and Faber extractor hood to remain. Velux double glazed window fitted with electric remote control and rain sensor. Tiled flooring with underfloor heating fitted. Kickboard lighting.

Playroom/study 10'9 x 8'0 also gives access to garden. Double glazed window.

Ground floor bedroom three 11'0 x 7'2 double glazed window to front.

First floor landing is home to further two bedrooms and family bathroom.

Main bedroom 16'3 max x 9'4 two double glazed windows. Built in storage cupboards plus fitted wardrobes.

Bedroom two 11'3 x 9'3 max double glazed window to rear. Fitted wardrobes.

Beautifully presented bathroom comprises white freestanding "tub" bath, vanity wash hand basin and low level wc. Tiling to walls. Tiled flooring with underfloor heating fitted. Obscure double glazed window.

Externally the property sits on a massive corner plot. Rear garden commences with Porcelain Sandstone patio seating area, outside water tap, power points and further patio seating area.

Remaining garden is lawned. Storage shed to remain. Outbuilding 34'3 x 10'9

Garage 21'1 x 11'7 electric roller door with fob access, power and light connected.

Plenty of driveway parking.

Further Details:

Worcester Bosch Combination Boiler fitted 2022

ADT alarm system with 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.



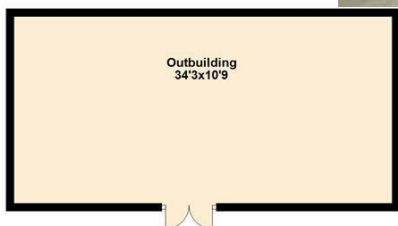
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Local Life

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.



Ground Floor



First Floor





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