



## East Street, Grays

£350,000



- A fantastic size two bedroom house
- Excellent size living space
- Large lounge/diner
- Great size kitchen
- Utility room
- Large bathroom
- Two good size bedrooms
- Wonderful size rear garden
- Garage
- Workshop



**Located in the charming East Street of South Stifford, Grays, this terraced house is a gem waiting to be discovered. Boasting a spacious layout, this property features a delightful entrance hallway that leads to a generously sized lounge/diner, perfect for entertaining guests or relaxing after a long day. The large kitchen and utility room provide ample space for culinary adventures and household chores.**

**Ascending to the first floor, you'll find two cosy bedrooms ideal for unwinding and recharging. The family bathroom offers convenience and comfort for your daily routines.**

**One of the highlights of this property is the wonderful rear garden, a tranquil oasis where you can enjoy the outdoors in the privacy of your own home. Additionally, the presence of a garage and workshop adds practicality and storage space to this charming abode.**

**Don't miss the opportunity to make this fantastic two-bedroom house your own and experience the joys of comfortable living in a welcoming neighbourhood.**

Enter the property via porch to front.

Impressive entrance hall commences with stairs leading to first floor accommodation.

Lounge/diner 25'1 x 10'3 is located to the front of the property. Bay double glazed window. Feature working fireplace. Wooden style flooring. Double glazed window to rear. Storage cupboard.

Kitchen 15'5 x 8'3 double glazed window to side. Range of wall and base mounted units with matching storage drawers. Worksurfaces housing sink drainer. Integrated freezer and dishwasher to remain. Space for tall fridge/freezer and freestanding cooker. Tiled flooring. Remaining appliances can be housed in the utility room 8'1 x 6'1. External access to garden.

First floor landing is home to two well proportioned bedrooms and spacious bathroom.

Bathroom comprises larger than average bath fitted with shower and glass splash screen door. Wash hand basin and low level WC. Part tiling to walls. Heated towel rail.

Bedroom one 13'7 x 11'5 double glazed window to front. Feature fireplace.

Bedroom two 11'6 x 8'5 double glazed window to rear.

Externally the property has a delightful rear garden. Commencing with decked seating, pond area, Greenhouse to remain, plus an abundance of shrubs, various bushes, Hazelnut tree and Cherry tree

Garage 19'2 x 9'4 double doors fronting. Power and light connected.

Workshop 16'7 x 5'7 power and light connected.

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.



# 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.



