



## Silverlocke Road, Grays

Guide Price £450,000



- An extended, well presented and fantastic size four bedroom family home
- Boasting excellent size living space throughout with accommodation spread over three floors
- Lovely size lounge and study area
- Stunning extended kitchen/diner
- Ground floor wc, modern first floor bathroom and modern second floor shower room
- Four good size bedrooms
- Impressive master bedroom with Juliette balcony providing glorious views over fields
- Wonderful size rear garden
- Driveway parking and garage plus gated vehicle side access
- An excellent location for local schools, amenities and just 0.7 miles from Grays train station



**GUIDE PRICE £450,000-£475,000.**

**Colubrid Estate Agents are delighted to welcome to the market this extended, well presented and fantastic size four bedroom family home boasting excellent size living space spread over three floors located in a well situated area within Grays.**

**Accommodation boasts an entrance hallway, ground floor wc, lovely size lounge, study area and a stunning extended kitchen/diner. The first floor holds three bedrooms and a modern bathroom whilst the second floor holds the master bedroom suite with a stunning Juliette balcony providing glorious views over fields and a shower room. Externally the property has a wonderful size rear garden, driveway parking, gated vehicle side access and a garage. This property holds an excellent location for local schools, amenities and just 0.7 miles from Grays train station.**

Enter the property via porch to front aspect.

Entrance hall commences with stairs leading to first floor accommodation. Access is given to utility room/WC. Colour washed wooden style flooring.

Lounge 18'6 x 10'8 double glazed window to front. Feature fireplace. Wooden style flooring.

Study area 8'4 x 4'9 is open plan to kitchen/diner.

Stunning newly fitted kitchen/diner 14'3 x 9'9 French double glazed doors to rear. Range of wall and base mounted units with matching pan size storage drawers. Complimentary wooden style work surfaces housing "Belfast" Butler sink. Encased oven, electric hob, dishwasher, washing machine and extractor hood to remain. Brick style tiling to splash backs. Colour washed wooden style flooring.

First floor landing is home to three bedrooms and family bathroom. Stairs to second floor accommodation.

Bedroom two 12'6 x 10'8 double glazed window to front. Fitted wardrobes.

Bedroom three 10'9 x 10'7 double glazed window to rear. Fitted wardrobes.

Bedroom four 8'7 x 6'0 double glazed window to front.

Bathroom comprises white panel bath fitted with shower/mixer tap. Wash hand basin and low level WC. Tiling to walls. Tiled flooring. Obscure double glazed window.

Second floor is home to main bedroom and three piece shower room.

Main bedroom 17'2 x 10'1 max. French double glazed doors to rear with "Juliette" style balcony. Fitted wardrobes.

Shower room comprises shower cubicle fitted with "Rainfall" shower, vanity wash hand basin and low level WC. Heated towel rail. Tiling to walls. Heated towel rail. Under floor heating.

Externally the property has a good size rear garden commencing with decked seating area, two sheds and greenhouse to remain. Remaining garden is lawned.

Garage 19'0 x 9'4 up and over door, power and light connected.

Driveway parking.

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.



