



Marlborough Close, Grays

Guide Price £435,000



- A well presented and fantastic size four bedroom family home
- Located in the always desirable area of North Grays
- Lovely size lounge/diner
- Nice size kitchen
- Great size ground floor bedroom
- Three good size first floor bedrooms
- Stunning en-suite bathroom to the master bedroom
- Family shower room
- Beautiful rear garden with summerhouse/games room. Driveway parking
- Catchment area for William Edward's School



GUIDE PRICE- £425,000- £475,000

Welcome to Marlborough Close, Grays - a charming semi-detached house that is sure to captivate your heart! This well-presented property offers a fantastic living space for a growing family, boasting four bedrooms and two bathrooms.

As you step inside, you are greeted by an excellent size living area, including a spacious lounge/diner where you can entertain guests or relax with your loved ones. The nice size kitchen is perfect for whipping up delicious meals, while the ground floor bedroom adds convenience and flexibility to the living space.

Venturing upstairs, you will find three good size bedrooms, with the master bedroom featuring an en-suite bathroom for added luxury. Additionally, there is a family shower room to cater to the needs of the household.

One of the highlights of this property is the beautiful rear garden, complete with a summerhouse/games room. Imagine enjoying sunny afternoons in this delightful outdoor space, creating memories with family and friends.

Located in the always popular North Grays area, this family home offers a perfect blend of comfort, style, and convenience. Catchment area for William Edward's School. Don't miss the opportunity to make this house your home sweet home!

Enter the property via porch to front.

Ground floor bedroom four 15'4 x 7'9. Bow double glazed window to front. Wooden style flooring. Smooth to coved ceiling with spot lighting. Lovely size lounge/diner 22'6 x 11'2. Bow double glazed window to front. French double glazed doors to rear. Stairs lead to first floor accommodation. Wooden style flooring. Coved ceiling.

Kitchen 9'6 x 9'3 double glazed window to rear. Range of wall and base mounted units with matching storage drawers and over head lighting. Work surfaces housing sink drainer. Tiling to splash backs. Oven, gas hob, fridge/freezer, dishwasher and extractor hood to remain. Tiled flooring.

First floor landing is home to three bedrooms, spacious shower room plus en-suite bathroom to the main bedroom. Access to boarded loft with ladder to remain.

Bedroom one 11'4 x 9'8 enjoys views over rear garden. Fitted wardrobes.

En-suite bathroom comprises, panel bath, wash hand basin and low level WC. Part tiling to walls. Heated towel rail. Obscure double glazed window.

Bedroom two 11'0 x 9'7 double glazed window to front. Built in wardrobe.

Bedroom three 9'7 x 7'0 double glazed window to front.

Shower room comprises shower, wash hand basin and low level WC. Tiling to walls. Tiled flooring. Obscure double glazed window.

Externally the property has a delightful landscaped rear garden. Commencing with family size patio seating area. Side access gate and outside water tap. Remaining garden is lawned. Summerhouse to remain 12'0 x 8'9 with power and light connected.

Driveway parking

Further Details:

Potterton Combination boiler

Council Tax Band: D

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.

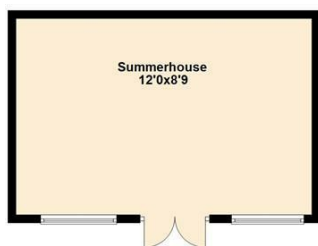
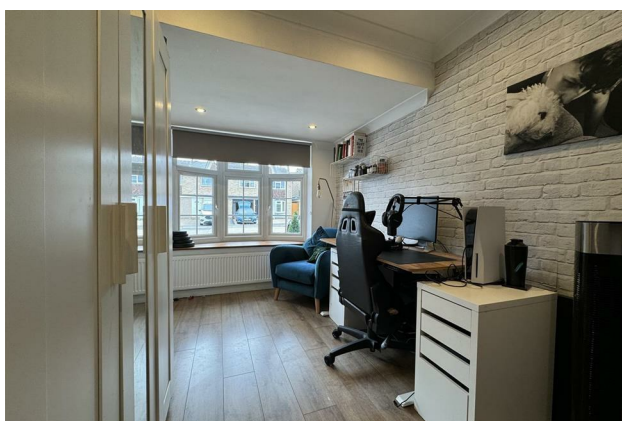
Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



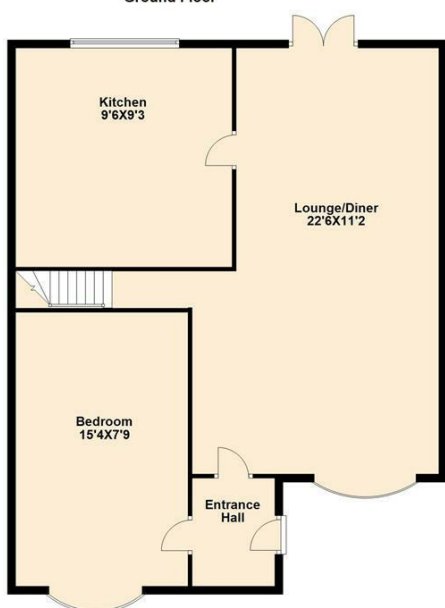
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Local Life

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

