



## Claremont Close, Grays

Guide Price £460,000



- A well presented and fantastic size three/four bedroom family home
- Excellent size living space boasting a single storey rear extension
- Lovely size lounge/diner
- Stunning extended kitchen/breakfast room
- Large conservatory
- Ground floor bedroom/play room
- Ground floor wc and first floor family bathroom
- Three first floor bedrooms
- Nice size rear garden and driveway parking
- In a wonderful location nestled at the end of a cul-de-sac



**GUIDE PRICE: £450,000-£475,000**

**Nestled in the charming Claremont Close, Grays, this house is a gem waiting to be discovered. Boasting a good size rear extension, this property offers ample space for all your family's needs. With three/four bedrooms and two bathrooms, there's room for everyone to enjoy their own space.**

**Step inside to be greeted by an inviting entrance hallway that leads to a lovely lounge/diner, perfect for entertaining guests or relaxing with loved ones. The stunning extended kitchen/breakfast room is a chef's dream, offering a delightful space to whip up culinary delights.**

**The ground floor features a versatile bedroom/playroom, a convenient WC, and a bright conservatory that bathes the space in natural light. Upstairs, three good-sized bedrooms await, along with a family bathroom for added convenience.**

**Outside, a nice-sized rear garden provides the ideal spot for al fresco dining or simply soaking up the sun. With driveway parking, you'll never have to worry about finding a space again.**

**Situated at the end of a cul-de-sac, this property enjoys a peaceful and private location, perfect for those seeking a tranquil retreat. Don't miss out on the opportunity to make this wonderful house your home.**

Enter the property via porch to front aspect.

Lounge 23'9 x 11'6 max. Bow double glazed window to front. Double doors open into conservatory.

Turning staircase to first floor accommodation. Feature fireplace. Coved ceiling.

Ground floor bedroom/playroom 15'9 x 7'2 double glazed window to front.

Newly fitted kitchen/diner 2023. 17'2 x 9'6 double glazed windows. Range of wall and base mounted units with matching pan size storage drawers and under unit lighting. Work surfaces with upstands plus matching centre island housing sink. Zanussi oven, five ringed gas hob, extractor hood, microwave, dishwasher and fridge/freezer to remain.

Access is given to inner hall and ground floor cloakroom/WC.

Conservatory 17'4 x 9'6 French double glazed doors to rear. Double glazed windows.

First floor landing is home to three well proportioned bedrooms and spacious bathroom. Loft access with ladder to remain. Utility cupboard.

Bedroom one 12'6 x 11'7 max. Double glazed window to rear.

Bedroom two 10'3 x 9'8 double glazed window to front,

Bedroom three 9'4 x 7'2 double glazed window to front.

Bathroom comprises panel bath fitted with shower/mixer tap and glass splash screen door. Wash hand basin and low level WC. Heated towel rail. Tiling to walls.

Rear garden commences with decked seating area. Shed to remain. Remaining garden is lawned with centre path to rear seating area.

Driveway parking.

Council Tax Band: D

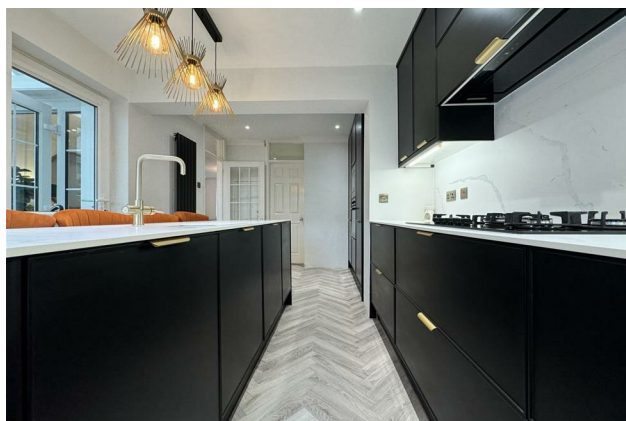
Local Authority: Thurrock

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

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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.

