



Curling Lane, Badgers Dene, Grays

Offers Over £325,000



- No onward chain
- A well presented and fantastic size three bedroom family home
- Fully refurbished in 2022 including new boiler
- Lovely size lounge
- Modern kitchen/diner
- Modern bathroom
- Three bedrooms
- Wonderful size rear garden backing onto greensward with stunning view
- Driveway parking
- Sought after Badgers Dene location within 0.5 miles of Grays train station and close proximity of town centre



Nestled in the sought-after Badgers Dene area of Grays, this semi-detached house presents an exceptional opportunity for families seeking a spacious and modern home. With no onward chain, this well-presented property has been fully refurbished throughout in 2022, ensuring a fresh and contemporary living experience.

Upon entering, you are welcomed into a lovely-sized lounge that offers a comfortable space for relaxation and family gatherings. The modern kitchen/diner is perfect for entertaining, providing ample room for dining and culinary pursuits. The property boasts three well-proportioned bedrooms, ideal for accommodating family members or guests, along with a stylish modern bathroom that adds to the home's appeal.

One of the standout features of this property is the wonderful rear garden, which backs onto a greensward, offering stunning views and a tranquil outdoor space for children to play or for hosting summer barbecues. Additionally, the property benefits from driveway parking, providing convenience for residents and visitors alike.

Situated within 0.5 miles of Grays train station, this home offers excellent transport links for commuters, while the nearby town centre provides a variety of shops, restaurants, and amenities. This property is not just a house; it is a perfect family home in a desirable location, ready for you to move in and enjoy.

Door to front leads directly into lounge 14'5 x 13'6 max. Double glazed window. Stairs lead to first floor accommodation. Kitchen/diner 13'6 x 11'2 max. French double glazed doors to rear. Double glazed window. Range of high gloss wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Oven, hob and extractor hood to remain. Space for other appliances.

First floor landing is home to three bedrooms and family bathroom. Access to loft. Storage cupboard.

Bedroom one 13'7 max x 8'6 double glazed window to front.

Bedroom two 9'7 x 7'4 max. Double glazed window to rear.

Bedroom three 8'1 max x 6'8 double glazed window to rear.

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

The property also has a predominately lawned rear garden and driveway parking.

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 endeavor 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.

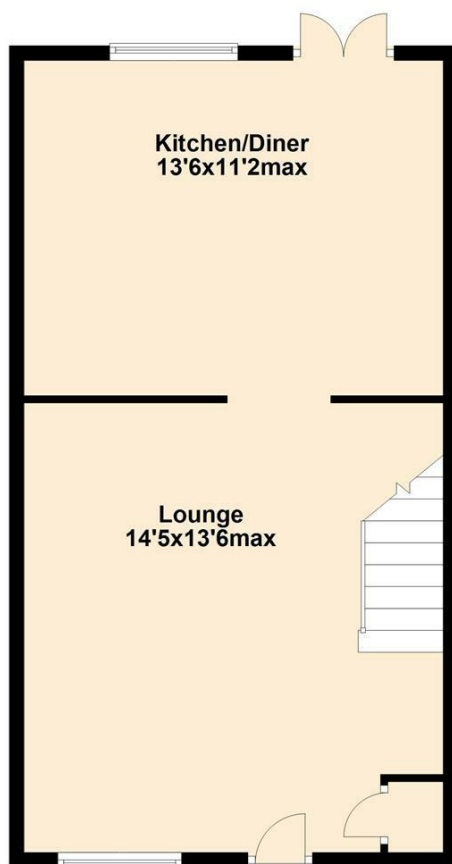


Local Life

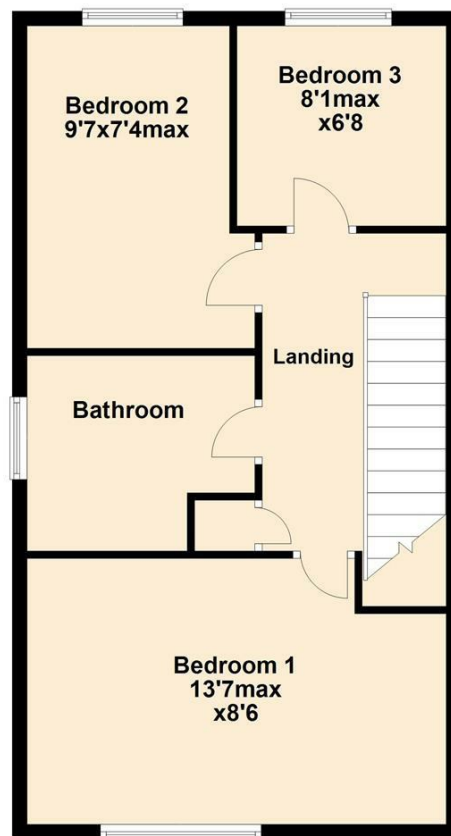
Grays is the largest town in the borough and authority of Thurrock in Essex. The town, on the north bank of the River Thames, is approximately 20 miles to the east of central London, and 2 miles east of the M25 motorway. The Town Centre offers an array of shops, indoor shopping centre, pubs and restaurants. 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.



Ground Floor



First Floor





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