



Heathland Way, Grays

Guide Price £400,000



- Well presented family home found in quiet position
- Fantastic size living space
- Perfect location for popular schools as on "The old college site"
- Entrance hall, modern kitchen, ground floor shower room, lounge and conservatory
- First floor three well proportioned bedrooms and family bathroom
- Low maintenance rear garden
- Two parking spaces



GUIDE PRICE: £400,000 - £450,000

Nestled in the tranquil surroundings of Heathland Way, Grays, this well-presented semi-detached family home offers an ideal blend of comfort and convenience. Situated in a sought-after development, the property boasts a fantastic size living space that is perfect for family life.

Upon entering, you are welcomed by a spacious entrance hall that leads to a well-equipped kitchen, a convenient ground floor shower room, and a generous lounge that flows seamlessly into a delightful conservatory. This additional living space is perfect for enjoying the garden views or entertaining guests.

The first floor features three well-proportioned bedrooms, providing ample space for family members or guests. A three-piece family bathroom completes this level, ensuring that all your needs are met.

The low-maintenance rear garden offers a peaceful retreat, ideal for outdoor relaxation or play. Additionally, the property benefits from two parking spaces, a valuable asset in this desirable area.

This home is perfectly positioned for families, with popular schools nearby, making it an excellent choice for those seeking a nurturing environment for their children. With its combination of space, location, and modern living, this property is a must-see for anyone looking to settle in Grays.

Enter the property via door to front aspect.

Entrance hall commences with stairs leading to first floor accommodation. Wooden style flooring.

Kitchen 9'4 x 9'1 is located to the front of the property. Wall and base mounted units with matching storage drawers and glass fronted display cabinet.

Wooden style work surfaces with matching upstands housing sink drainer. Hob, oven and extractor hood to remain. Space for other appliances.

Ground floor shower room comprises, larger than average shower, wash hand basin and low level WC. Tiling to walls. Continuation of flooring.

Lounge 16'8 x 12'8 gives access to conservatory via French double glazed doors. Double glazed window. Storage cupboard. Continuation of flooring.

Conservatory 17'2 x 13'8 double glazed windows. French double glazed doors open onto rear garden. Wooden style flooring.

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

Bedroom one 13'11 x 9'0 enjoys views to rear. Double glazed window.

Bedroom two 11'11 x 9'0 double glazed window to front.

Bedroom three 10'0 x 8'11 double glazed window to front.

Bathroom comprises panel bath fitted with shower and glass splash screen door. Vanity wash hand basin and low level WC. Tiling to walls. Obscure double glazed window.

Externally the property has a low maintenance rear garden. Predominately paved with artificial lawned area.

Two parking spaces.

The property has 2 solar panels and 2 hot water panels, that are owned outright by the vendor.

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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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.



