



Cresthill Avenue, Grays

Guide Price £640,000



- Immaculately presented four bedroom family home, found in sought after residential area
- Enviro-vent - helps improve indoor air quality by bringing in fresh, clean air and help reduce moisture in the air
- All Neff appliances in kitchen to remain including "Hide and Slide" oven
- Log burners in both reception room
- Dining room with feature "Lantern" style double glazed window and Bi-fold doors to garden
- Shutters and blinds to remain throughout
- Part boarded loft
- L-shaped entrance hall, ground floor cloakroom/wc, reception room, lounge, open plan dining room/kitchen plus utility room
- First floor is home to four well proportioned bedrooms, en-suite and family four piece bathroom
- Nice size rear garden and driveway parking



GUIDE PRICE: £625,000 - £675,000

Nestled in the desirable Cresthill Avenue in Grays, this immaculately presented semi-detached house is a perfect family home. With four spacious bedrooms and three well-appointed bathrooms, this property offers both comfort and style, making it an ideal choice for modern living.

As you enter, you are greeted by a charming L-shaped entrance hall that leads to two inviting reception rooms. The lounge and reception room are enhanced by log burners, creating a warm and welcoming atmosphere for family gatherings or quiet evenings in. The heart of the home is undoubtedly the kitchen with open plan dining room, which boasts high-quality Neff appliances, including a unique "Hide and Slide" oven.

The first floor is dedicated to rest and relaxation, featuring four generously sized bedrooms. The main bedroom benefits from an en-suite, providing a private retreat, while the stunning four piece family bathroom serves the other bedrooms with elegance and functionality.

Outside, the property is complemented by a nice size rear garden, ideal for children to play or for hosting summer barbecues. Additionally, driveway parking ensures convenience for you and your guests.

This home has been meticulously maintained to a high standard by the current owner, showcasing many fine features throughout. With its prime location and exceptional living spaces, this property is a rare find and is sure to attract considerable interest. Don't miss the opportunity to make this beautiful house your new home.

Impressive entrance hall commences with stairs leading to first floor accommodation. Wooden style flooring with underfloor heating fitted throughout the ground floor. Storage cupboard. Access is given to cloakroom/WC.

Welcoming reception room 14'4 x 11'1 overlooks the front aspect. Bay double glazed window. Continuation of flooring. Log burner to remain. Smooth to coved ceiling.

Large family sized lounge 16'7 x 11'8 also overlooks the front aspect. Double glazed window. Log burner to remain. Continuation of flooring. Smooth to coved ceiling.

Open plan dining room 10'1 x 7'2 gives access to garden by Bi-folding doors. Feature "Lantern" double glazed window. Continuation of flooring. Smooth ceiling with ample spotlighting and built in speaker system. Feature brick wall.

Open plan kitchen 9'8 x 9'1 offers an array of wall and base mounted units with matching pan size storage drawers. Complimentary worksurfaces housing inset sink with swan neck mixer tap. Neff appliances include Oven with "slide and Hide" door. Integrated microwave combination oven and fridge/freezer to remain. Matching centre storage island housing hob with extractor hood over. Remaining appliances can be housed in the utility room 6'8 x 5'9.

First floor landing is home to four well proportioned bedrooms, en-suite and family bathroom. Access is given to part boarded loft.

Main bedroom 15'9 x 11'4 Bay fronted double glazed window.

En-suite comprises walk in shower, vanity wash hand basin and WC. Obscure double glazed window.

Bedroom two 11'4 x 10'8 double glazed window to rear.

Bedroom three 10'4 x 10'4 double glazed window to front.

Bedroom four 10'8 x 8'5 double glazed window to rear.

Stunning four piece family bathroom comprises, white panel bath fitted with shower/mixer tap. Shower, vanity wash hand basin and WC. Tiling to walls. Tiled floor. Heated towel rail. Obscure double glazed window.

Externally the property has a nice size rear garden commencing with patio seating area. Remaining garden is lawned lined with barked areas.

Driveway parking to front.

Further Details:

Shutters and blinds throughout to remain.

Underfloor heating fitted to ground floor flooring.

Enviro-vent - help to improve indoor air quality by bringing in fresh, clean air and help reduce moisture in the air.

Bolier renewed approximately 2023

Council Tax Band: E

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.



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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.



