



Rectory Road, Grays

Guide Price £515,000



- Well presented family home found in sought after residential location
- Easy access to Grays railway station (C2C Line) A13/M25 road links
- Close to Little Thurrock Primary School
- Ample driveway parking
- Spacious living space
- Three well proportioned bedrooms and four piece bathroom located to the first floor
- Boarded loft room/potential office space
- Modern decor throughout
- Well maintained rear garden with brick built shed



GUIDE PRICE - £500,000 - £525,000

Nestled on the desirable Rectory Road in Grays, this immaculately presented semi-detached family home is a true gem. Perfectly situated just a short drive from Grays Station, which offers convenient access to the C2C line, as well as the A13 and M25 road links, this property is ideal for commuters and families alike.

Upon entering, you are greeted by an impressive entrance hall that sets the tone for the rest of the home. The ground floor features a cloakroom/WC for added convenience, alongside a spacious lounge/diner that boasts a charming bay fronted window, creating a bright and inviting atmosphere. The stunning L-shaped kitchen is a culinary delight, seamlessly connecting to a lovely conservatory that overlooks the mature rear garden, perfect for entertaining or enjoying quiet moments outdoors.

The first floor comprises three well-proportioned bedrooms, including a master suite with an en-suite, ensuring comfort and privacy for the whole family. Additionally, a four-piece family bathroom serves the other bedrooms, providing ample facilities for daily routines. For those in need of extra space, a large boarded loft room offers potential options, whether for storage or as a playroom/office.

Outside, the property continues to impress with a mature rear garden, complete with a brick built shed that has electrics. The generous driveway provides plenty of parking for multiple vehicles, a rare find in such a sought-after area.

This home is located close to Little Thurrock Primary School, making it an excellent choice for families with young children. With its blend of modern living and traditional charm, this property is not to be missed.

Impressive entrance hall commences with stairs leading to first floor accommodation.

Access is given to ground floor cloakroom/WC.

Lovely size lounge/diner 24'3 x 12'8>11'5 Bay fronted double glazed window. Stripped wooden flooring. Feature fireplace. Ornate coved ceiling

Open plan dining room, continuation of flooring.

Double doors open onto stunning kitchen/breakfast room. 19'8 x 10'2 max >6'11. Double glazed window to rear. Range of wall and base mounted units with matching pan size storage drawers. Work surfaces housing sink drainer. Centre breakfast seating area /storage island. Hob, encased oven and extractor hood to remain.

Open plan conservatory 9'7 x 9'7 French double glazed doors open onto rear garden. Double glazed windows. Smooth ceiling with spot lighting and Skylight double glazed windows.

First floor is home to three bedrooms, en-suite and four piece family bathroom. Stairs lead to boarded loft room.

Main bedroom 22'3 x 11'6 French double glazed doors open onto Juliette style balcony. Feature fireplace.

En-suite comprises larger than average shower, wash hand basin and WC. Heated towel rail. Tiling to walls. Tiled flooring.

Bedroom two 11'4 x 10'3 Bay fronted double glazed window.

Bedroom three 7'2 x 6'11 double glazed window to front.

Family four piece bathroom comprises white panel double ended bath fitted with hand held shower attachment, wash hand basin and WC. Heated towel rail. Obscure double glazed window.

Externally the property has a lovely size rear garden commencing with large patio seating area. Brick built shed. Remaining garden is lawned. Driveway parking to front.

Council Tax Band: C

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.



