



Cresthill Avenue, Grays

Offers Over £475,000



- Three bedroom family home, found in one of the most sought after roads in Grays
- Stunning low maintenance rear garden plus outbuilding with electrics
- Located approximately 0.7 miles to Grays railway station
- Ample parking
- Entrance hall, ground floor cloakroom/WC, lovely size lounge, dining room/bedroom and kitchen
- Three well proportioned bedrooms and stunning family bathroom found on the 1st floor



Positioned in the highly desirable Cresthill Avenue, this charming three-bedroom detached house presents an excellent opportunity for families seeking a comfortable and convenient home in Grays. The property boasts a stunning low-maintenance rear garden, perfect for outdoor relaxation and entertaining, complemented by a useful outbuilding equipped with electrics, offering versatile space for hobbies or storage.

Upon entering, you are welcomed by a spacious entrance hall giving access to ground floor cloakroom. A lovely sized lounge is ideal for family gatherings. The dining room can be utilised as a bedroom/guest room, while the kitchen is functional and well-appointed, catering to all your culinary needs.

The first floor features three well-proportioned bedrooms, ensuring ample space for family members or guests. The family bathroom is thoughtfully designed to serve the needs of the household.

Situated approximately 0.7 miles from Grays railway station, this property offers excellent transport links for commuters, making it an ideal choice for those who travel to work. Additionally, the ample parking available enhances the convenience of this lovely home.

In summary, this delightful family residence on Cresthill Avenue, found in one of the most sought after roads in Grays, combines comfort, practicality, as well as a prime location, making it a must-see for anyone looking to settle in the vibrant community of Grays.

Entrance hall gives access to ground floor cloakroom/WC.

Lounge /diner 16'8 x 15'4 overlooks the front aspect. Double glazed window. Feature fireplace. Wooden style flooring. Turning staircase to first floor accommodation.

Dining Room/Bedroom 14'1 x 7'5 offers dual aspect double glazed windows.

Kitchen 14'5 x 8'4 overlooks and gives access to the rear garden. Double glazed window. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Tiling to splash backs. Hob, extractor hood and encased oven to remain. Space for other appliances. Tiled flooring.

First floor is home to three bedrooms and family bathroom.

Bedroom one 14'1 x 9'9 double glazed window to front. Built in storage cupboards.

Bedroom two 11'7 x 7'9 double glazed window to front. Storage recess.

Bedroom three 9'8 x 7'5 double glazed window to rear.

Bathroom comprises feature freestanding "roll top" bath fitted with shower. Wash hand basin and WC. Part tiling to walls. Obscure double glazed window.

Externally the property has a delightful low maintenance rear garden. Plenty of patio seating areas with artificial lawned centre island.

Side access leads to outbuilding 9'9 x 6'4 with electrics.

The property also has ample 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.

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.



