



Duvals Cottages, Meesons Lane, Grays

Guide Price £510,000



- A unique four bedroom family home boasting a wealth of character and fine features throughout
- Excellent size living space throughout with a one bedroom annex
- Lovely size lounge with feature wood burner, perfect for cosy evenings
- Stunning kitchen/diner with feature skylight providing an abundance of natural light
- Large sitting room
- Modern family bathroom
- Three generous size bedrooms
- One bedroom annex perfect for older children, relatives or as a guest suite with a large lounge/bedroom, kitchen/diner and modern bathroom
- Wonderful size rear garden with a glorious outlook over greensward and large frontage providing driveway parking for multiple vehicles
- Ideally located within 0.7 miles of Grays train station and close proximity to town centre



GUIDE PRICE £500,000 - £550,000.

Nestled in the charming Duvals Cottages on Meesons Lane, this end terrace house presents a unique opportunity for families seeking a home rich in character and space. With four well-proportioned bedrooms and two bathrooms, this property is designed to accommodate modern family living while offering a wealth of delightful features.

Upon entering, you are greeted by an inviting porch and hallway that lead to a generous lounge, complete with a feature log burner, perfect for cosy evenings. The stunning kitchen/diner, enhanced by a skylight, creates a bright and airy atmosphere, making it an ideal space for family gatherings and entertaining. Additionally, a large sitting room provides further living space, ensuring that everyone has room to relax.

The first floor boasts three spacious bedrooms, complemented by a modern family bathroom, catering to the needs of a growing family. A standout feature of this property is the one-bedroom annex, which offers a versatile living arrangement. This self-contained space includes a large lounge/bedroom, its own kitchen/diner, and a modern bathroom, making it perfect for older children, relatives, or as a guest suite.

Externally, the property is equally impressive, featuring a wonderful rear garden that offers a glorious outlook over greensward, providing a tranquil retreat for outdoor enjoyment. The large frontage allows for driveway parking for multiple vehicles, adding to the convenience of this delightful home.

Situated within close proximity to Grays town centre and just 0.7 miles from Grays train station, this property combines the charm of a family home with the practicality of easy access to local amenities and transport links. This is a fantastic opportunity to acquire a truly special family residence in a highly desirable location.

Enter the property via porch to front.

Spacious entrance hall commences with stairs leading to first floor accommodation. Storage cupboard. Tiled flooring.

Farmhouse style kitchen/diner 20'0 x 14'3 max. Double glazed window to rear. Skylight window. Range of wall and base mounted units with matching storage drawers. Work surfaces housing "Butler" sink, "Leisure Classic 110" Range style cooker to remain. Space for other appliances.

Welcoming lounge 15'3 x 12'5 Bow fronted double glazed window. Log burner to remain with wooden bressummer beam. Wooden style flooring.

Sitting Room 11'6 x 11'6 gives access to rear garden via French double glazed doors. Double glazed windows.

First floor landing is home to three bedrooms and family size bathroom. Airing cupboard and access to loft.

Bedroom one 14'0 x 8'9 double glazed window to front. Fitted wardrobes.

Bedroom two 12'2 x 7'8 double glazed window to rear. Feature fireplace.

Bedroom three 11'1 x 7'4 double glazed window to rear.

Bathroom comprises shaped bath fitted with power shower and glass splash screen door. Vanity wash hand basin and WC. Part tiling to walls. Heated towel rail.

Annex Accommodation:

Bedroom/Lounge 15'2 x 14'3 max. Fitted wardrobes.

L-shaped kitchen/diner 17'4 max x 13'9 max. Units housing four ringed gas hob and electric oven to remain. Space for other appliances. Storage cupboard

Three piece bathroom comprises panel bath, wash hand basin and WC. Pert tiling to walls. Heated towel rail.

Externally the property has a good size rear garden. Commencing with patio seating area. Outside water tap and side access gate. Two sheds to remain. Remaining garden has a large lawn with flower bed bordering.

Driveway parking.

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.

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.



Colubrid.co.uk

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.



