

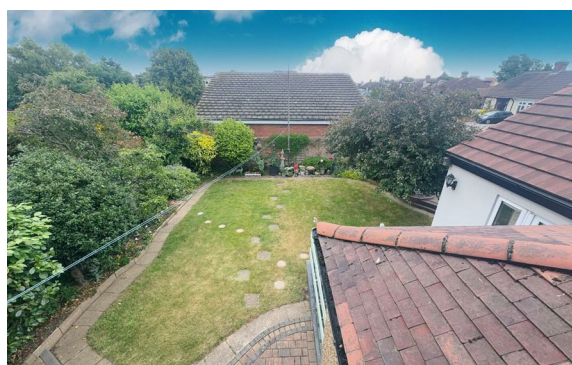


## King Edward Drive, Grays

Offers Over £600,000



- A beautifully presented and fantastic size four bedroom family home
- Featuring an impressive one bedroom self contained annexe ideal for guests, older children or elderly relatives
- Located in the highly desirable "Woodside" area of Grays
- Excellent size living space throughout
- Lovely size lounge/diner, a large and versatile dining room/play room plus a study area
- Stunning kitchen and convenient utility room
- Ground floor wc, beautiful family bathroom with both shower and bath plus two en-suite shower rooms
- Annexe features its own open plan lounge/kitchen/diner, large bedroom plus its own modern shower room
- Wonderful size corner plot with large frontage providing driveway parking
- Beautiful good size and tranquil rear garden



**Nestled in the highly sought-after "Woodside" area of Grays, this beautifully presented semi-detached house offers an exceptional living experience for families benefitting from a self contained annexe. With a total of four spacious bedrooms and four bathrooms, this property is designed to accommodate modern family life with ease and comfort.**

**As you enter, you are greeted by an inviting hallway that leads to a generous lounge/diner, perfect for entertaining guests or enjoying family meals. The large playroom/dining room provides additional space for leisure activities, while the modern kitchen, complete with a useful utility room, caters to all your culinary needs. A dedicated study area and a convenient ground floor WC add to the practicality of this delightful home.**

**The first floor boasts three large double bedrooms, ensuring ample space for relaxation. The beautifully appointed family bathroom features both a bath and a shower, while two en-suite shower rooms provide added convenience for the master bedroom and one other.**

**An impressive feature of this property is the self-contained annexe, which comprises an open-plan lounge/kitchen/diner, a spacious bedroom, and a modern shower room. This versatile space is ideal for guests, extended family, elderly relatives or older children.**

**Externally, the property occupies a wonderful corner plot, offering a large frontage that provides driveway parking. The expansive rear garden is perfect for outdoor activities, gardening, or simply enjoying the fresh air.**

**This fantastic family home combines space, style, and practicality, making it an ideal choice for those seeking a comfortable and inviting living environment in Grays. Located ideally for local schooling and local amenities. Don't miss the opportunity to make this exceptional property your own.**

Enter the property via door to side.

Entrance hall commences with stairs leading to first floor accommodation. Storage cupboard.

Dining Room 12'9 max x 11'9 Bay double glazed window to front. Double glazed window to side.

Lounge 23'10 x 11'9 French double glazed doors to rear. Double glazed window to front. Gas feature fireplace.

Kitchen 11'9 x 10'9 double glazed window to rear. Range of wall and base mounted units with matching storage drawers and under unit lighting. Work surfaces housing sink drainer. Neff four ringed Induction hob, extractor hood, microwave oven and plate warmer to remain.

L-shaped utility room/office 14'7 x 9'8 offers space for remaining appliances.

Access is given to ground floor cloakroom/WC.

Annex lounge/kitchen 16'0 x 13'4 French double glazed doors to rear. Double glazed window. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Induction hob, microwave oven and extractor hood to remain.

Annex bedroom 11'6 x 8'4 double glazed window to front. Storage cupboard.

Shower Room comprises, shower, wash hand basin and WC. Heated towel rail.

First floor landing is home to three bedrooms, two en-suite shower rooms, and spacious bathroom. Access to boarded loft with ladder to remain.

Bedroom one 13'1 max x 11'8 Bay fronted double glazed window.

Bedroom two 11'6 x 10'9 double glazed window to front.

En-suite shower, wash hand basin and WC. Part tiling to walls. Heated towel rail.

Bedroom three 11'8 x 10'6 double glazed window to front. Built in wardrobe.

En-suite comprises shower, wash hand basin and WC. Part tiling to walls. Heated towel rail.

Bathroom comprises panel bath, shower, vanity wash hand basin and WC. LED vanity mirror to remain. Heated towel rail. Spotlighting. Tiling to walls. Tiled flooring

Externally the property has a delightful rear garden, commencing with shaped patio seating area. Raised Composite decked seating area, outside water tap, two water butts, compost bin and shed to remain with power connected. Remaining garden is lawned lined with well stocked flower bed bordering.

Plenty of driveway parking with mature flower beds. Power point and outside water tap.

Council Tax Band: E

Local Authority: Thurrock

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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.

