



## Meesons Lane, Grays

Guide Price £720,000



- A beautifully presented and fantastic size four bedroom detached family home
- Located in the highly desirable "Meesons Lane" within close proximity of Grays train station and town centre
- Excellent size living space throughout
- Lovely size lounge and large dining room
- Great size kitchen/breakfast room
- Bright and airy conservatory, bar and study
- Four generous double bedrooms
- Beautifully appointed family bathroom and two modern en-suite shower rooms
- Wonderful size plot with large rear garden
- Driveway parking and detached double garage



**GUIDE PRICE £700,000 - £750,000.**

**Welcome to Duval Cottage, a beautifully presented and generously sized four double bedroom detached family home, nestled in the highly sought-after Meesons Lane, just a stone's throw from Grays town centre and its train station. This delightful property offers an excellent living space, perfect for family life and entertaining, being sold with no onward chain.**

**As you enter, you are greeted by a spacious entrance porch that leads into an inviting hallway. The ground floor boasts a lovely lounge, a large dining room, and a fantastic kitchen/family room. There is also a charming conservatory, creating a bright and airy atmosphere. Additionally, there is a well-appointed bar room and a study, providing ample space for work or leisure, along with a beautifully presented ground floor bathroom.**

**Venturing upstairs, you will find four generously sized double bedrooms, each offering comfort and privacy. Two of these bedrooms benefit from stunning en-suite shower rooms, ensuring convenience for family members and guests alike.**

**Externally, Duval Cottage sits on a wonderful plot, featuring a large rear garden that is perfect for outdoor activities and relaxation. The property also includes driveway parking and a detached double garage, providing ample storage and parking options.**

**This exceptional home combines modern living with a prime location, making it an ideal choice for families seeking both space and convenience. Don't miss the opportunity to make Duval Cottage your new family haven.**

Enter the property via porch to front.

Entrance hall 9'1 x 4'1 gives access to inner hall with stairs leading to first floor accommodation.

Welcoming size lounge 16'0 x 13'2 double glazed window to front. Access to bar area. Feature fireplace.

Open plan dining room 12'8 x 9'9 feature wood paneling to one side. Wooden flooring.

Bar area 11'0 x 6'7 gives access to conservatory. Tiled flooring.

Bright and airy conservatory 11'8 x 11'0 Fanlight double glazed windows. French double glazed doors to garden. Tiled flooring.

Study 6'6 x 4'8 double glazed window to rear.

Family size kitchen/breakfast room 20'1 x 14'0 max. Dual aspect double glazed windows. External door to garden. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Range Master cooker and extractor hood to remain. Storage cupboard. Feature "Inglenook" style fireplace with electric fire to remain. Tiled flooring. Breakfast bar seating.

Stunning family size bathroom 10'4 x 6'3 Obscure double glazed window. Freestanding double ended roll top bath. Vanity wash hand basin and WC. LED vanity mirror to remain. Part tiling to walls.

First floor landing is home to four bedrooms, two en-suite's and walk in wardrobe to the main bedroom.

Main bedroom 13'2 max. Double glazed window to front. Walk in wardrobe 3'9 x 3'9.

En-suite comprises shower, wash hand basin and WC.

Bedroom two 11'3 x 9'3 double glazed window to rear.

En-suite 13'8 x 6'5 max. Obscure double glazed window to rear. Larger than average shower cubicle fitted with Triton shower, Vanity wash hand basin and WC. Heated towel rail. Part tiling to walls.

Bedroom three 15'1 x 9'2 double glazed window to front. Built in wardrobe.

Bedroom four 12'0 x 10'7 double glazed window to front. Access to part boarded loft. Storage cupboard.

Externally the property has a wonderful size rear garden. Commencing with covered patio seating area. Additional seating area and side access gate. The remaining garden is lawned with railway sleeper edging offering an abundance of established flowering shrubs and bushes.

Double garage 17'9 x 16'7 up and over door, power and light connected.

Plenty of driveway parking.

Council Tax Band: G

Local Authority: Thurrock

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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.



