



## Charlton Street, Grays

Offers Over £350,000



- Modern two bedroom terraced house
- Positioned close to Lakeside Shopping Centre & A13/M25 road links
- Approximately 1.6 miles to Grays railway station
- Huge rear garden
- Large lounge/diner, kitchen, utility room, shower room and WC.
- Two well proportioned bedrooms and stunning family bathroom
- Ideal first family home



**Located on Charlton Street in Grays, this modern two-bedroom terraced house presents an excellent opportunity for first-time buyers or families seeking a comfortable and stylish home. The property boasts a spacious lounge/diner, perfect for entertaining guests or enjoying family time. The well-appointed kitchen, along with a convenient utility room, ensures that daily tasks are a breeze.**

**The ground floor also features a practical shower room and a separate WC, adding to the convenience of the layout. Upstairs, you will find two well-proportioned bedrooms, providing ample space for relaxation and rest. The stunning family bathroom is a highlight, designed with modern fixtures and finishes that enhance the overall appeal of the home.**

**One of the standout features of this property is the huge rear garden, offering a private outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air during warmer months.**

**Positioned conveniently close to the renowned Lakeside Shopping Centre, residents will benefit from a variety of shopping, dining, and entertainment options just a stone's throw away. This delightful terraced house is not only a charming residence but also an ideal first family home, combining modern living with practicality in a sought-after location. Don't miss the chance to make this lovely property your own.**

Enter the property via porch to front.

Large lounge/diner 25'5 x 11'8 Bay fronted double glazed window. Ornate feature fireplace. Wooden style flooring. Borrowed light double glazed window from utility room.

Open tread staircase to first floor accommodation.

Stunning modern kitchen 9'8 x 7'2 offers high gloss wall and base mounted units with storage drawers. Complimentary work surfaces housing sink drainer with flexi swan neck mixer tap. Hob, extractor hood and encased oven to remain. Tiled flooring.

Remaining appliances can be housed in the utility room 11'1 x 4'2. External access is given to garden.

Shower Room comprises shower cubicle and glass wash basin. Continuation of tiled flooring. Obscure double glazed window.

Separate WC.

First floor landing is home to two bedrooms and three piece stunning family bathroom.

Bedroom one 12'1 x 10'1 double glazed window to rear. Fitted wardrobes including overhead storage cupboards and matching bedside cabinets.

Bedroom 11'4 x 10'4 double glazed window to front.

Stunning family bathroom/potential bedroom, comprises white panel bath fitted with shower/mixer tap and glass splash screen door. Wash basin and WC. Part tiling to walls. Obscure double glazed window.

Externally the property has a large rear garden commencing with patio seating area. Remaining garden is lawned. Large metal storage shed to remain.

Council Tax Band: B

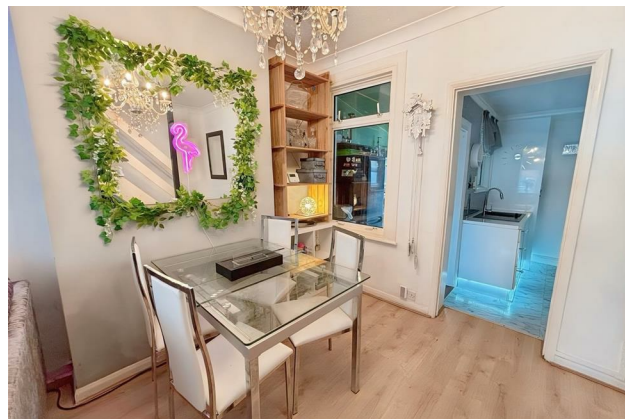
Local Authority: Thurrock

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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.

