



King Edward Drive, Grays

Offers Over £600,000



- Private Gated Entrance with Electric Access
- Recently Refurbished to an Exceptional Standard
- Highly Desirable Location within Grays
- Stylish open-plan kitchen/breakfast room and lounge with contemporary underfloor heating and integrated audio system
- Impeccably landscaped rear garden with an integrated outdoor kitchen and BBQ area.
- Easy Access to A13 & M25 for Commuters.
- Separate Utility Room
- Luxuriously appointed four-piece family bathroom
- Three Double Bedrooms.
- Integral Garage



Guide Price £600,000 - £700,000

Immaculate Three-Bedroom Semi-Detached Bungalow – Prestigious Woodside Location – Newly Renovated to an Exceptional Standard

Colubrid are proud to present this outstanding three-bedroom semi-detached bungalow, enviably positioned on one of the most prestigious and highly sought-after roads within the desirable Woodside area of Grays (RM16).

This exquisite residence has been newly renovated throughout, showcasing an exceptional standard of craftsmanship and attention to detail. The property seamlessly combines contemporary elegance with functional design, offering stylish single-level living of the highest quality.

Occupying a private, gated plot, the bungalow provides generous off-street parking and beautifully landscaped gardens, creating a serene and secure setting.

This immaculately presented home represents a rare opportunity to acquire a property of distinction in a premier location. Perfectly suited to discerning downsizers, families, or professionals, it offers refined modern living with no compromise on space, comfort, or specification.

Enter the property via porch to front.

Impressive entrance hall gives access to all rooms. Stunning Porcelain style tiled flooring. Coved ceiling.

Bedroom 11'2 x 11'1 (3.40m x 3.39m) double glazed window to front.

Beautifully presented lounge/bedroom 12'0 x 11'1 (3.65m x 3.39m) Bay fronted double glazed window. Modern feature fireplace. Coved ceiling.

Reception Room/Dressing Room 14'2 x 12'0 (4.32m x 3.65m)

Family four piece bathroom comprises roll top double ended freestanding bath, larger than average shower, vanity wash basin and WC. Heated towel rail. Tiling to walls. Tiled flooring.

Bedroom 11'2 x 7'6 (3.40m x 2.29m) Velux double glazed window.

The heart of the home is the stunning kitchen/dining room 27'5 x 10'1 (8.35m x 3.08m) Bi-fold doors open onto the rear garden and patio seating area. Double glazed window. An array of wall and base mounted units with matching pan size storage drawers. Complimentary work surfaces incorporating breakfast bar seating with matching upstands. "Butler" sink with swan neck mixer tap. Hob, encased oven and extractor hood to remain. Continuation of tiled flooring.

Remaining appliances can be housed in the utility room 7'11 x 7'9 (2.40m x 2.36m) external door to garden.

Externally the property enjoys a huge predominately lawned landscaped rear garden. Commencing with family size patio seating area. Enjoy dining outside with the amazing BBQ area and outdoor kitchen.

The property also has a tandem length garage 27'11 x 7'11 (8.52m x 2.40m) and private gated entrance with electric access.

Council Tax Band: D

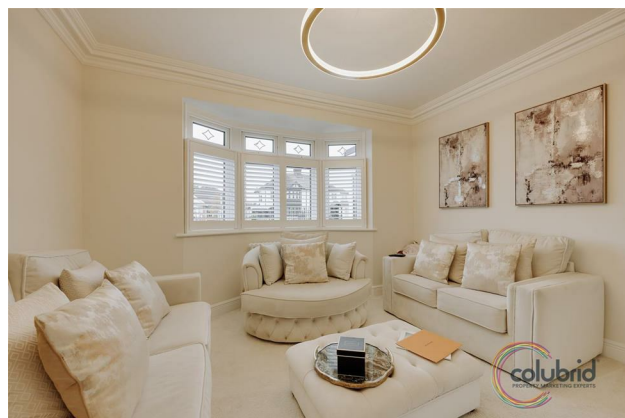
Local Authority: Thurrock

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.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £60.00 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



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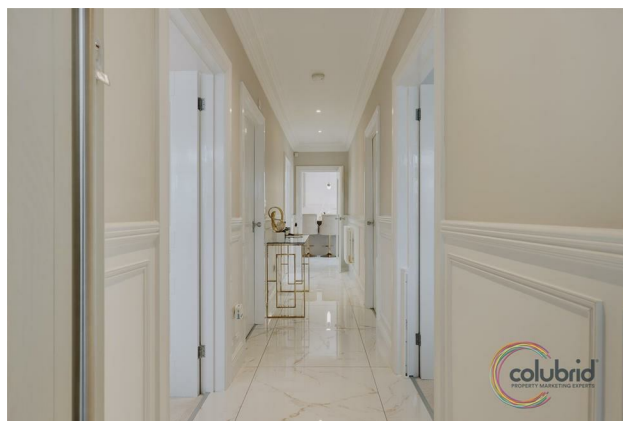
THE SMALL PRINT:

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

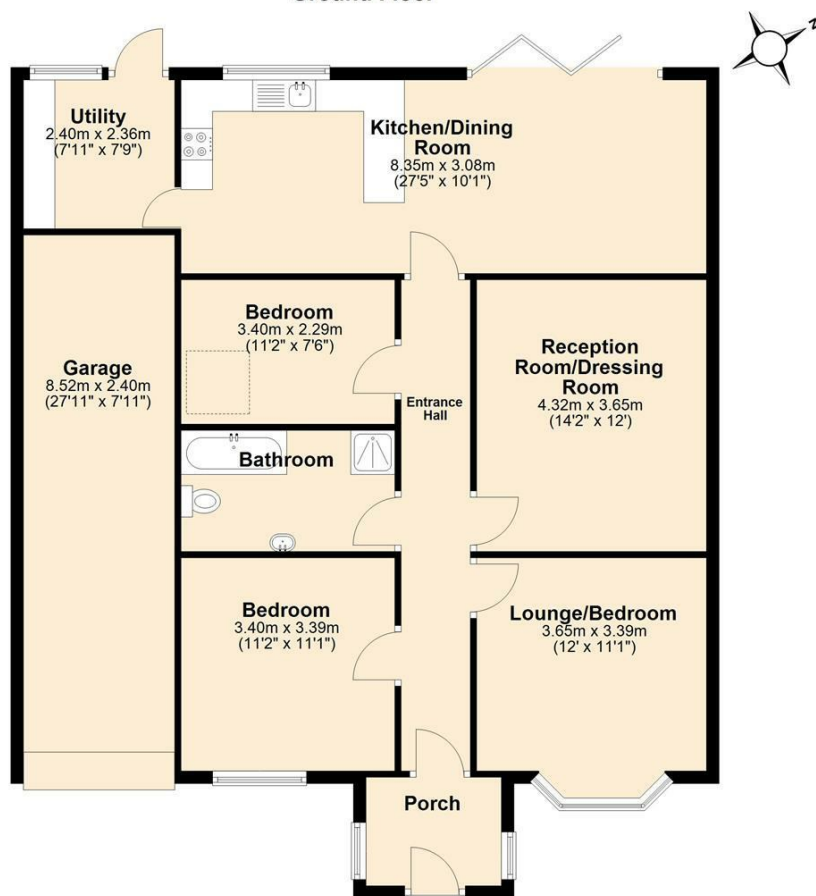
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

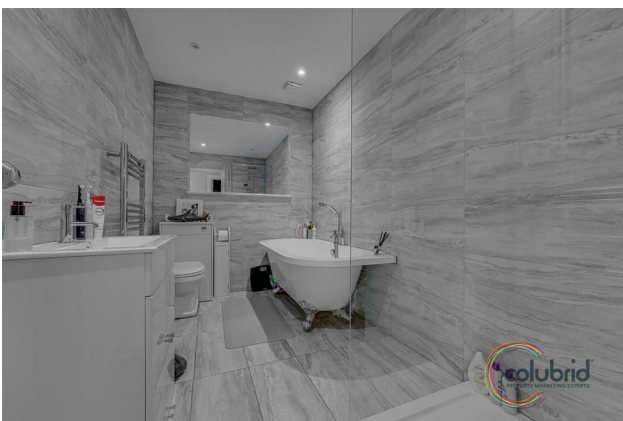
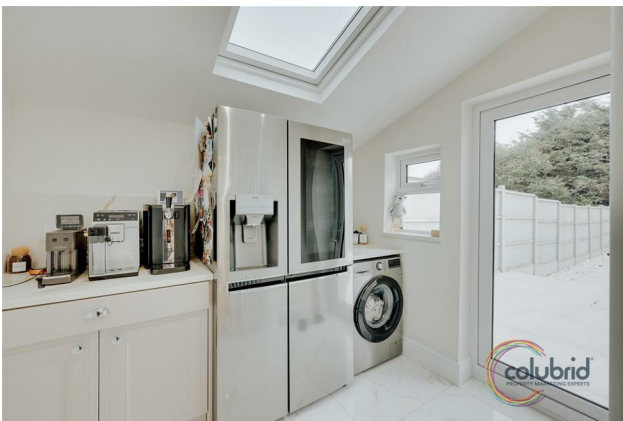
AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Ground Floor





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