



St. Francis Way, Grays

Guide Price £450,000



- Spacious Four-Bedroom Family Home – Extended with a double-storey side extension for generous living space.
- Inviting Entrance Hallway – Welcoming and bright, setting the tone for the rest of the property.
- Large Lounge/Diner – Filled with natural light, perfect for relaxing and entertaining.
- Modern Kitchen – Sleek units and work surfaces providing a stylish, functional hub.
- Ground Floor Study – Ideal for working from home or as a quiet retreat.
- Convenient Ground Floor WC – Practical addition for family and guests.
- Four Generous Bedrooms – Comfortable and versatile, perfect for family living.
- Stunning First-Floor Shower Room & Separate WC – Contemporary design with practical layout.
- Large Garage & Driveway Parking – Ample space for multiple vehicles and storage.
- Beautifully Landscaped Rear Garden – Private, tranquil space for entertaining, relaxing, or play.



GUIDE PRICE: £450,000 - £500,000

A rare opportunity to acquire this beautifully extended four-bedroom family home, offering an abundance of versatile living space and a seamless blend of modern style with practical family living. Perfectly designed for a growing family, the property has been enhanced by a double-storey side extension, creating a home that truly flows from room to room.

Step inside to an inviting entrance hallway, setting the tone for the bright and airy accommodation throughout. The lounge/diner is a superbly proportioned space, ideal for family gatherings or entertaining, filled with natural light and offering a sense of warmth and comfort. The modern kitchen has been thoughtfully designed with sleek cabinetry and quality work surfaces, providing a stylish and functional heart of the home. A handy study is perfect for remote working or as a quiet retreat, and the ground floor WC adds practical convenience.

Upstairs, four well-sized bedrooms offer comfort and flexibility, accompanied by a stunning shower room and separate WC – beautifully finished to suit modern family living. Each room benefits from a sense of space and light, making them ideal for relaxation and rest.

Externally, the property impresses further with a large garage and a driveway providing ample off-street parking. The rear garden has been meticulously landscaped, offering a peaceful haven for outdoor entertaining, play, or simply enjoying the sunshine in private surroundings.

Located on the desirable St Francis Way, this home offers easy access to local schools, parks, shops, and transport links, making it ideal for family life in a convenient yet tranquil setting. With generous living areas, a beautifully landscaped garden, and thoughtful modern touches throughout, this property represents an exceptional opportunity to secure a stylish family home that effortlessly combines comfort, space, and contemporary living.

Spacious entrance hall commences with stairs leading to first floor accommodation.

Access is given to ground floor cloakroom/WC.

Study 7'8 x 5'5 (2.33m x 1.65m) fitted office furniture to remain.

Lounge/diner 23'1 x 10'8 (7.04m x 3.24m) double glazed window to front. Patio sliding doors to rear. Wooden style flooring. Coved ceiling.

Open plan kitchen/breakfast room 10'10 x 11'3 max (3.30m x 3.44m) double glazed window to rear. Range of wall and base mounted units with matching storage drawers. Quartz work tops housing sink drainer. Four ringed Gorenje Induction hob, extractor hood and Blomberg oven plus freezer to remain. Space for other appliances. Continuation of flooring.

First floor landing is home to four bedrooms, shower room plus separate WC. Access to part boarded loft with ladder to remain. Storage cupboard.

Bedroom one 10'7 x 9'9 (3.22m x 2.98m) double glazed window to front.

Bedroom two 8'0 x 8'9 (2.45m x 2.67m) double glazed window to rear.

Bedroom three 14'5 x 5'6 (4.40m x 1.68m) dual aspect double glazed windows.

Bedroom four 6'7 x 5'2 (1.58m x 2.00m) double glazed window to front.

Shower Room comprises shower fitted with "Rainfall" style shower. Wash hand basin. Tiling to walls. Tiled flooring. Obscure double glazed window. Heated towel rail. Separate WC.

Externally the property has a good size predominately paved rear garden. Outside water tap and two power points. Lawned centre island. Shed to remain. Large Garage 19'11 x 9'5 (6.07m x 2.87m) & Driveway Parking – Ample space for multiple vehicles and storage.

The Bit We Have To Tell You:

Council Tax Band: C

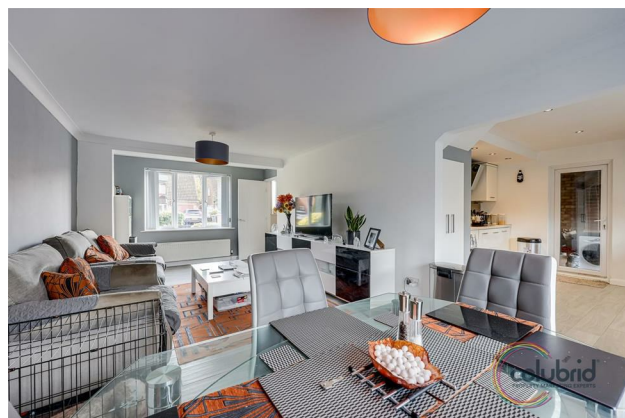
Local Authority: Thurrock

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.

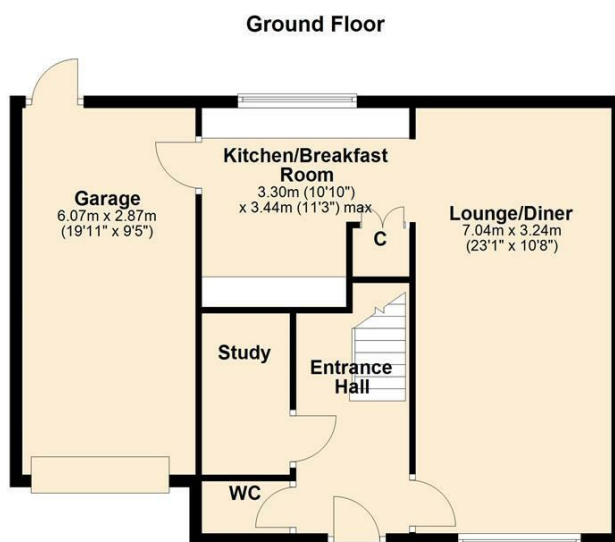
AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

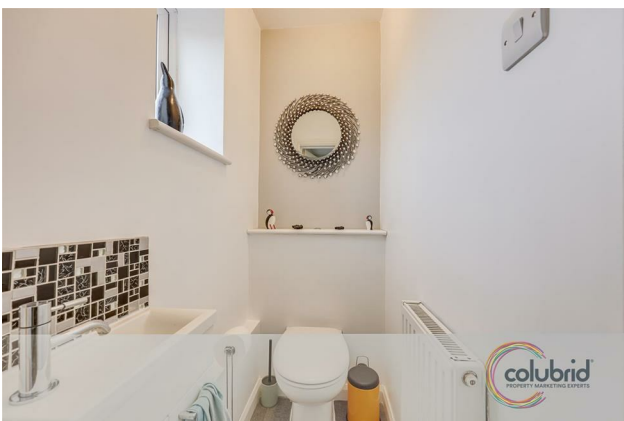
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Full details: www.colubrid.co.uk.



Colubrid.co.uk

Chadwell St Mary is an area of the unitary authority of Thurrock in Essex, England. It is one of the traditional parishes in Thurrock and a former civil parish. Its residential areas are on the higher ground overlooking the former Thameside marshland. Grays is a town centred 2 miles west





Colubrid.co.uk