



Mullein Court, Grays

Guide Price £425,000



- Driveway parking and garage
- Stylish, modern interior throughout
- Contemporary kitchen finished to a high standard with integrated appliances and a breakfast bar
- Three generously sized bedrooms
- Convenient downstairs WC
- Potential for side extension (subject to planning permission)
- Expansive corner plot garden offering excellent outdoor space
- Situated close to Grays Station with easy access to local amenities
- Excellent transport links nearby, including the M25 and A13
- Peaceful cul-de-sac setting providing privacy and minimal through traffic



Guide Price £425,000 - £450,000

Welcome to this charming semi-detached house located in the desirable area of Mullein Court, Grays offered for sale with no onward chain. This delightful property boasts a spacious layout, perfect for families or those seeking extra room to entertain guests.

Upon entering, you will find two inviting reception rooms that offer versatile spaces for relaxation and social gatherings. These rooms are filled with natural light, creating a warm and welcoming atmosphere. The well-appointed kitchen complements the living areas, providing an ideal setting for culinary adventures.

The house features three generously sized bedrooms, each designed to provide comfort and privacy. These rooms are perfect for restful nights and can easily accommodate family members or guests. Additionally, the property includes two modern bathrooms, ensuring convenience for all occupants.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for families. The semi-detached design offers a sense of community while still providing the privacy you desire.

This property presents a wonderful opportunity for those looking to settle in a lovely area of Grays. With its ample space and thoughtful layout, it is sure to meet the needs of modern living. Do not miss the chance to make this house your new home.

Entrance hall commences with stairs leading to first floor accommodation.
Access is given to ground floor cloakroom/WC.

Lounge 17'1 x 11'2 (5.20m x 3.41m) two double glazed windows to front. Patio sliding doors open into the conservatory. Wooden style flooring.

Conservatory 9'1 x 19'4 (2.76m x 5.90m) French double glazed doors to garden. Fan light double glazed windows. Wooden style flooring.

Lovely presented kitchen/dining room 10'0 x 14'8 (3.04m x 4.47m) access is also given to the conservatory. Double glazed windows. Range of high gloss wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. oven, hob extractor hood, integrated dishwasher and washing machine to remain. Space for other appliances. Wooden style flooring. Breakfast bar seating area.

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

Bedroom one 10'9 x 10'3 (3.27m x 3.12m) two double glazed windows to rear. Built in wardrobes.

Bedroom two 10'9 x 13'2 (3.27m x 4.01m) double glazed window to rear.

Bedroom three 7'11 x 7'10 (2.42m x 2.38m) double glazed window to front.

Bathroom comprises white panel bath, vanity wash hand basin and WC. Part tiling to walls. Obscure double glazed window.

Externally the property has a good size predominately lawned rear garden. Personal door to garage.
Driveway parking.

The Bits We Have To Tell You:

Council Tax Band: D

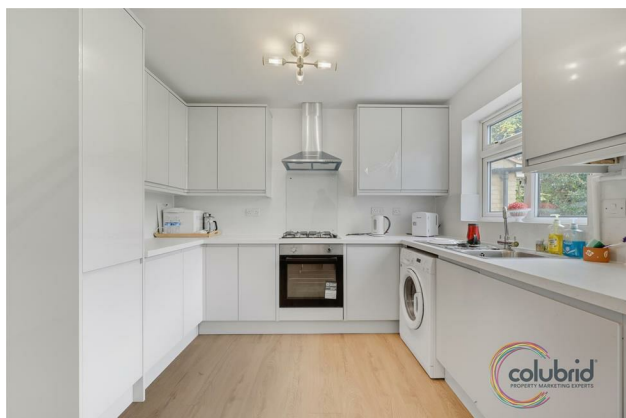
Local Authority: Thurrock

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.

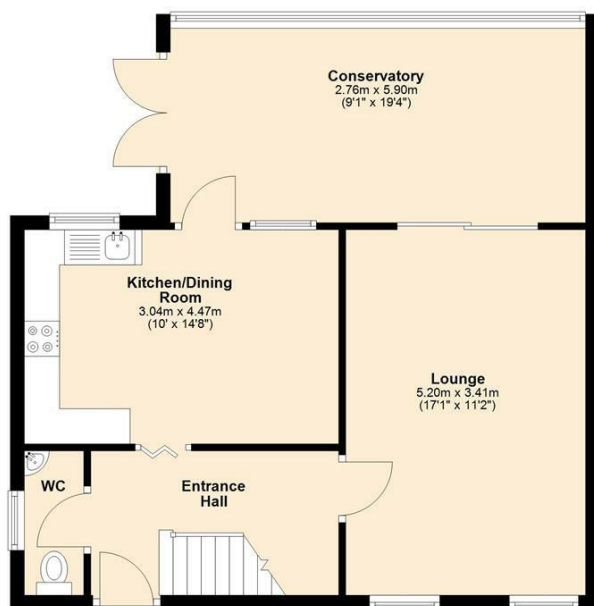


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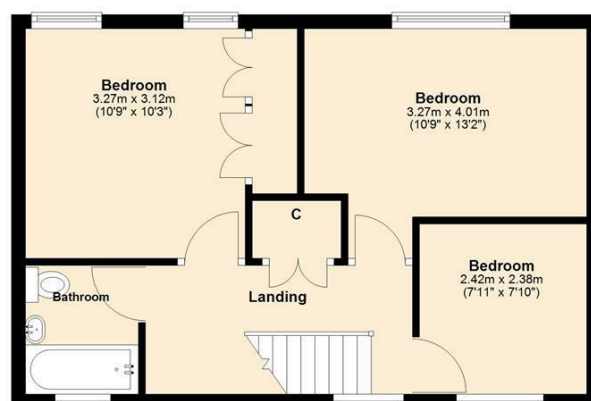
Grays is the largest town in the borough and authority of Thurrock in Essex. The town, on the north bank of the River Thames, is approximately 20 miles to the east of central London, and 2 miles east of the M25 motorway. The Town Centre offers an array of shops, indoor shopping centre, pubs and restaurants. 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.

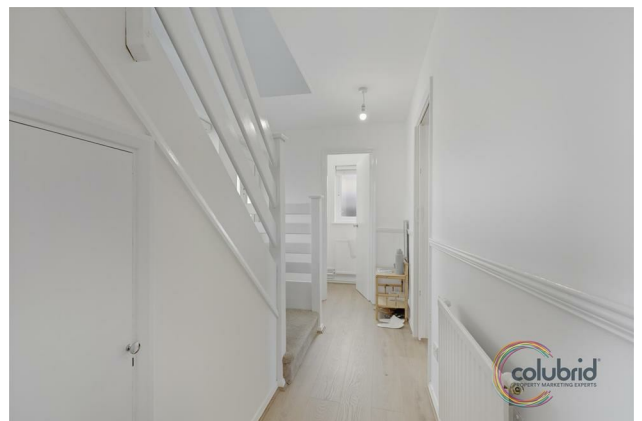


Ground Floor



First Floor





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