



45 Francisco Close Grays

£630,000
Freehold

Thomas Marsh Estate Agents are delighted to present this extended five-bedroom house for sale. Key features include ample parking, three reception rooms, five good-sized bedrooms with plenty of natural light, a garage, and a prime location with easy access to Lakeside Shopping Centre and Chafford Hundred C2C Station.

This spacious family home features a modern fitted kitchen with integrated appliances and ample storage space, as well as a convenient downstairs W/C. The first floor offers five well-sized bedrooms, including an ensuite master bedroom, a family bathroom, and an additional shower room. There is also loft access from the landing, providing extra storage or potential for further development.

Outside, the property boasts a low-maintenance wraparound rear garden, mainly laid to lawn with a decking area, perfect for outdoor entertaining. Additional benefits include garage access and ample off-street parking for multiple vehicles.

This sizeable and well-located property is perfect for a growing family seeking comfort and convenience.

Reception 1 4.78m x 3.39m - 15'8" x 11'1"

Kitchen 5.64m x 2.67m - 18'6" x 8'9"

Dining Area 4.19m x 2.25m - 13'8" x 7'4"

Reception 3 - 3.24m x 3.27m - 10'7" x 10'8"

Bedroom 1 (main) - 3.47m x 2.92m - 11'4" x 9'6"

Ensuite Shower Room - 2.05m x 1.04m - 6'8" x 3'4"

Bedroom 2 - 3.55m x 2.75m - 11'7" x 9'0"

Bedroom 3 - 2.92m x 2.81m - 9'6" x 9'2"

Bedroom 4 - 2.79m x 2.58m - 9'1" x 8'5"

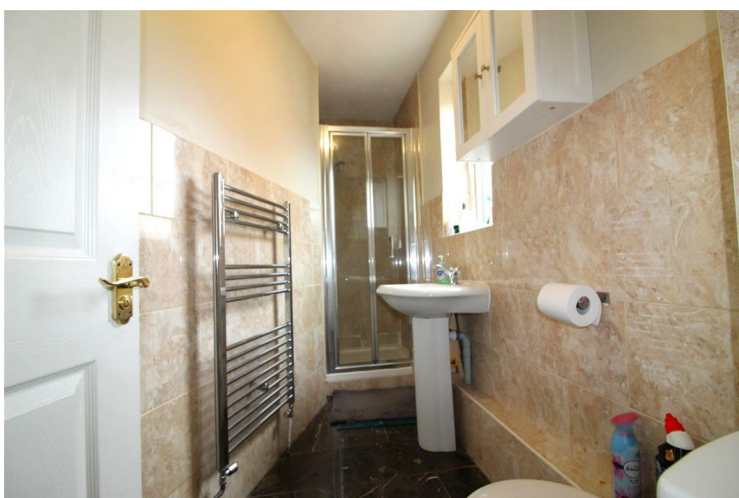
Bedroom 5 - 3.27m x 2.34m - 10'8" x 7'8"

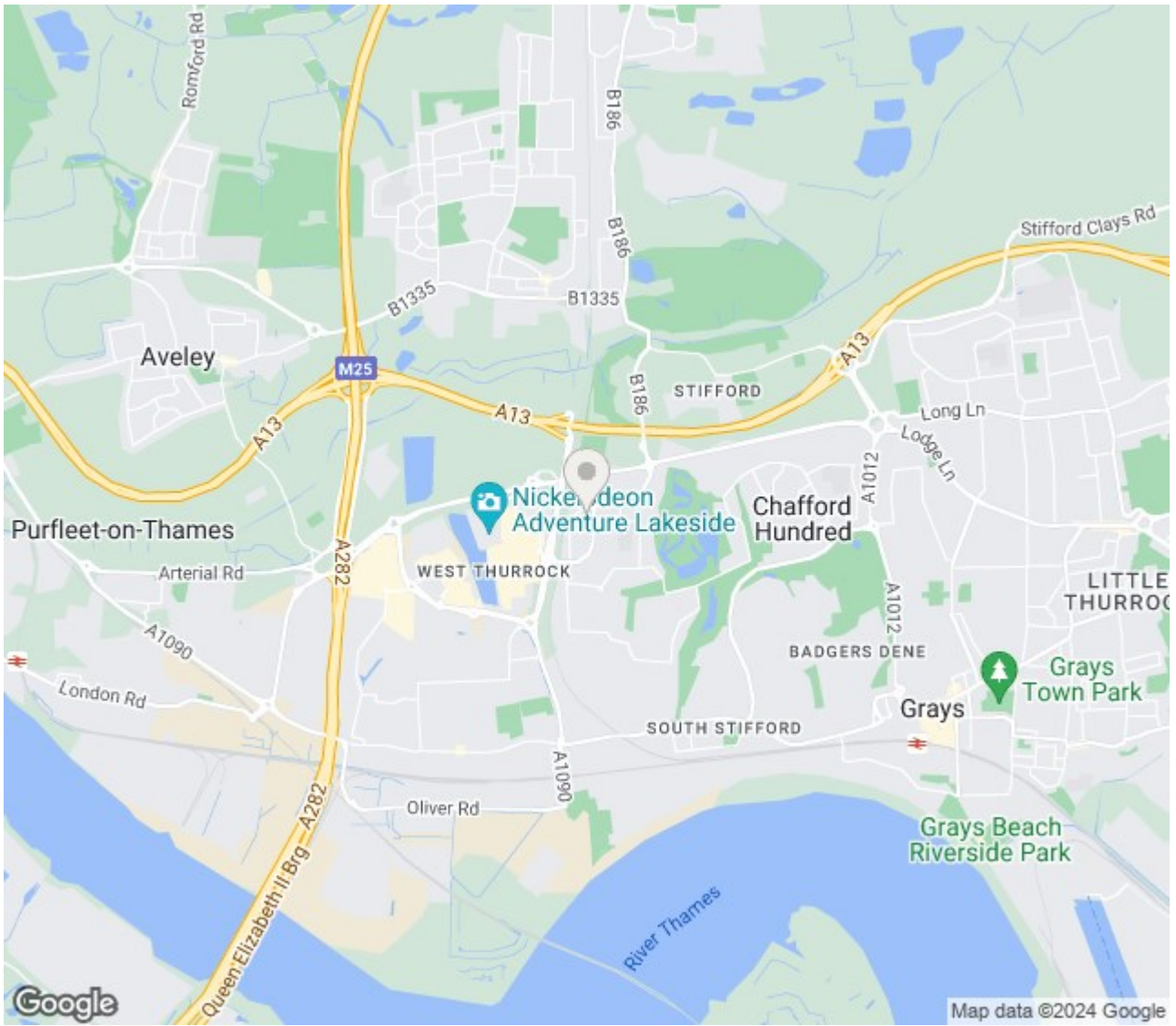
Main Bathroom - 2.14m x 1.67m - 7'0" x 5'5"


- Five Bedroom Detached Family Home • Modern Kitchen • Extended • Three Reception • Garage • En-Suite To Master Bedroom



- Close to Harris Academy & Warren Primary School • Gas Central Heating • Close to Lakeside Shopping Centre





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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