



## 9 PROSPECT PLACE

GRAYS, RM17 6BY

**£470,000**  
**FREEHOLD**

Guide Price £450,000 - £475,000 - A Must-See! Stunning New build Four Bedroom Family Home

Discover this brand-new 4-bedroom home, perfectly situated within a short walk to Grays Town Centre and convenient transport links. This property offers the luxury of allocated parking and is available with no onward chain, making it move-in ready for the right buyer. Don't miss out on this exceptional opportunity—schedule a viewing today!

**tm**  
thomas marsh

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- New Build • No Chain • Close To Town Centre • Close To Station • Good Size Reception • New Kitchen • New Bathrooms



### Reception

4.27m x 3.79m

14'0"ft x 12'5"ft

### Kitchen

3.46m x 4.29m

11'4"ft x 14'0"ft

### WC

1.32m x 2.07m

4'3"ft x 6'9"ft

### Bedroom 1

3.27m x 3.04m

10'8"ft x 9'11"ft

### Bedroom 2

3.04m x 4.29m

9'11"ft x 14'0"ft

### Bathroom

1.90m x 1.98m

6'2"ft x 6'5"ft

### Bedroom 3

4.28m x 3.52m

14'0"ft x 11'6"ft

### Bathroom

1.96m x 1.97m

6'5"ft x 6'5"ft

### Bedroom 4

4.26m x 3.11m

13'11"ft x 10'2"ft

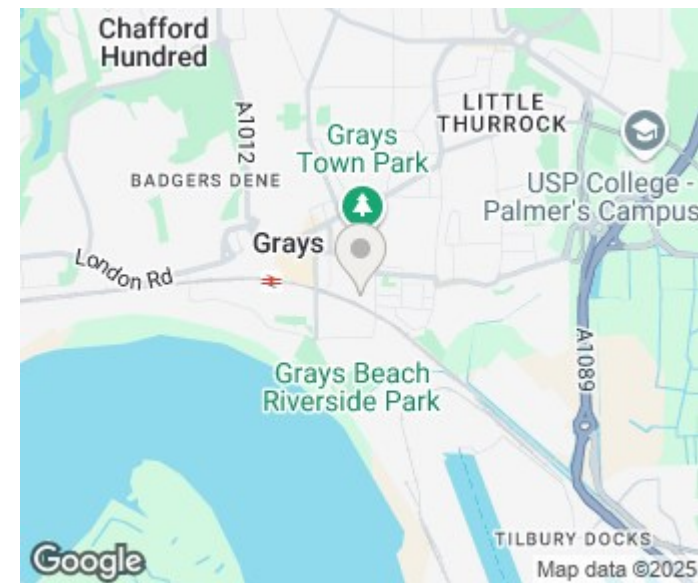


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>81</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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