



## 40 SCHOOLFIELD WAY

GRAYS, RM20 3AF

£450,000  
FREEHOLD

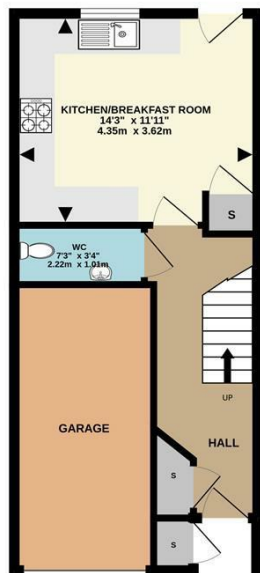
Being sold with "No Onward Chain" this charming four-bedroom townhouse is situated within a recently developed area, conveniently located in the West Thurrock Academy catchment. Residents will enjoy the benefits of being within walking distance to Chafford Hundred c2c Station and the bustling Lakeside Shopping Centre. Additionally, the property offers easy access to the A13 and M25, making it an ideal location for commuters and shoppers alike.

Spread across three floors, this thoughtfully decorated townhouse provides generous living space suitable for families or professionals. Key features include:

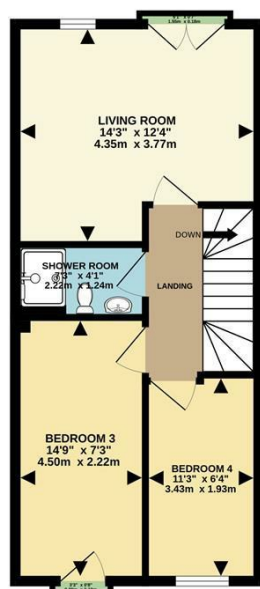
Kitchen/Diner: A modern kitchen with integrated appliances, ideal for culinary enthusiasts and entertaining.

**tm**  
thomas marsh

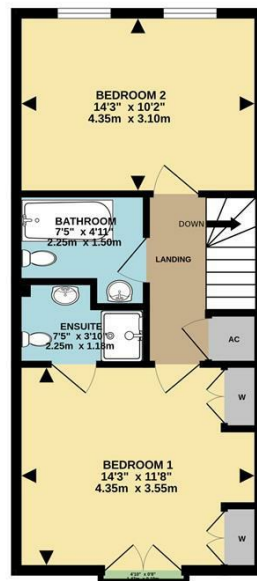
Ground Floor  
415 sq.ft. (38.5 sq.m.) approx.



1st Floor  
423 sq.ft. (39.3 sq.m.) approx.



2nd Floor  
425 sq.ft. (39.5 sq.m.) approx.



epcsinessex

TOTAL FLOOR AREA: 1263 sq.ft. (117.3 sq.m.) approx.

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.  
Made with Metropix ©2025



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | 82                         | 82        |
| (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<br>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

Grays Lettings  
47 Orsett Road  
Grays  
Essex  
RM17 5HJ

01375 370779  
lettings@thomas-marsh.com  
www.thomas-marsh.com

