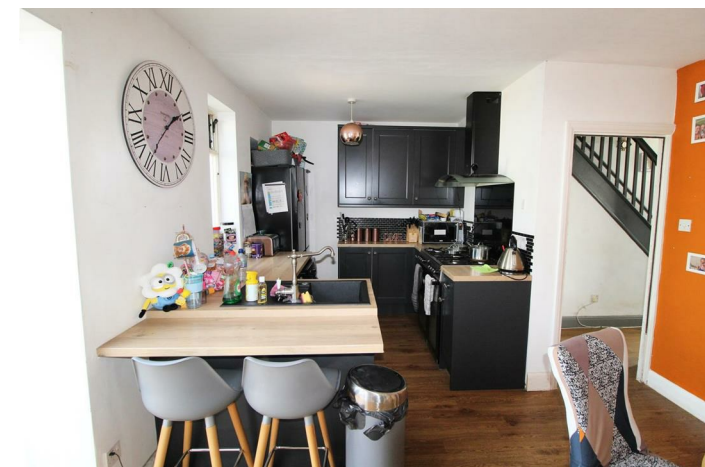




9 ROOKERY VIEW

GRAYS, RM17 6AS

£395,000
FREEHOLD

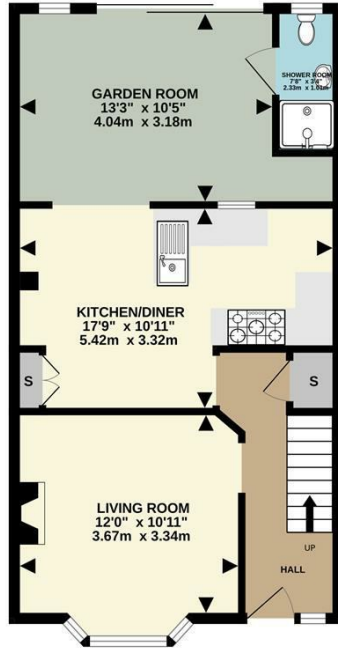
Guide Price £395,000 - £415,000 - Lettings International is delighted to present this extended three-bedroom terraced property to the market. Nestled on a peaceful residential cul-de-sac, this family home offers a convenient location within walking distance of transport links, schools, and local amenities.

The property also benefits from off-street parking for two vehicles and a generous 73-foot rear garden with large outbuilding to the rear. An internal viewing is highly recommended to fully appreciate this wonderful home.

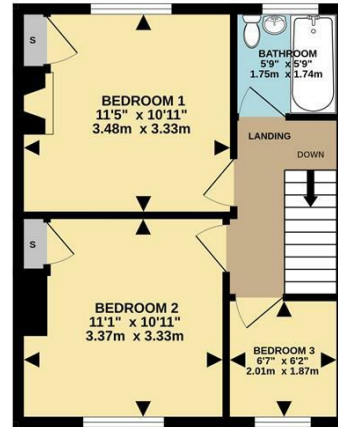
For more information or to arrange a viewing, give us a call today.

tm
thomas marsh

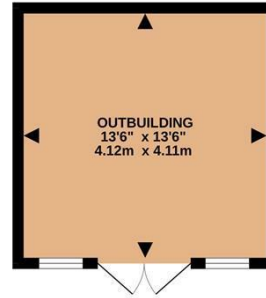
Ground Floor
955 sq.ft. (88.1 sq.m.) approx.



1st Floor
365 sq.ft. (33.9 sq.m.) approx.



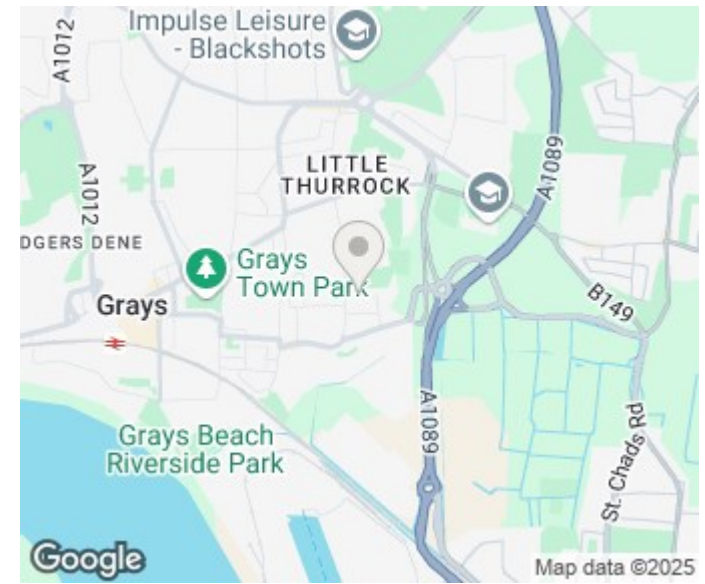
Outbuilding
182 sq.ft. (16.9 sq.m.) approx.



epcsinessex

TOTAL FLOOR AREA: 1102 sq.ft. (102.4 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		61
(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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