

McRae's

Long Lane, Grays, Essex, RM16 2PP

**A Stunning 3 Bed Mid Terrace With A "Larger Than Average" Garden...
...Offered With A Bathroom, Shower/W.C., Plus Off Street Parking**



Offers In Excess Of £435,000 Freehold

Situated on the ever popular Long Lane in Grays, this well presented three bedroom mid terrace home has been modernised throughout and offers spacious, as well as versatile accommodation, making it an ideal purchase for first time buyers, growing families or those looking to upsize. The property benefits from off street parking to the front and then welcomes you into a smart entrance hall that leads off to the left, taking you through to a thoughtfully designed and stylish lounge/dining area, providing an excellent space for relaxing, eating as well as entertaining. To the rear, is a truly stunning contemporary fitted kitchen with a breakfast bar facility, surrounded by plenty of storage and high end quality finishes. The ground floor also features a highly practical home office/utility room, which also has space for additional storage if required.

Upstairs, the first floor includes three generously proportioned bedrooms, together with a beautifully appointed and fully tiled, three piece family bathroom, plus a superb contemporary shower room with a W.C./bidet facility.

Externally, the property features a large family sized rear garden with a shed and patio area, that can easily accommodate ample space for children to play, al fresco dining, as well as future landscaping opportunities, plus potential to extend (subject to local authority permission).

Presented in excellent condition throughout, this much loved home is ready to move straight into and offers modern living in a convenient location, comfortably close to local schools, shops, transport links, as well as Grays Shopping Centre and Lakeside.

**Local Authority: Thurrock Council
EPC Rating: D
Council Tax Band: C**

Entrance:

Approached via a dropped kerb, this front garden enjoys the benefit of off street parking, which leads up to the UPVC porch, that has a part double glazed entrance door with casements to either side.

Hallway: (0' 00" x 0' 0") or (0.00m x 0.00m)

Panelled entrance door with leaded light style insets and a casement window to the side, leading into: a coved cornice ceiling, an understairs storage cupboard, a wall mounted vertical radiator, ceiling down lighters, plus stairs rising to the first floor accommodation and access to each ground floor room off.

Lounge Dining Area: (20' 08" x 11' 05") or (6.30m x 3.48m)

Entrance door with glazed insets lead into: a coved cornice ceiling, two wall mounted vertical radiators, stylish built in storage/display shelving, plus plenty of room for family sized furniture to be creatively arranged in this modern and well designed living/dining space. To the front elevation, there is a large double glazed window with a side casement that allows plenty of natural light in and also provides a pleasant view of the road outside.

Kitchen/Breakfast Area: (8' 03" x 13' 08") or (2.51m x 4.17m)

Thoughtfully designed with both style and practicality in mind, this kitchen is illuminated by recessed ceiling downlighters and features tiled splashbacks that complement a nice selection of "soft close" wall and base units, arranged in a first class layout.

"Quartz style" work surfaces provide generous preparation space as well as a handy breakfast bar. Also featured is a double sink unit with a mixer tap and drainer, pull out drawer storage, together with the added luxury of an under counter wine store. The integrated appliances include a dishwasher, a five ring gas hob with contemporary extractor hood above, twin electric ovens beneath, a tall fridge/freezer, plus a useful recess, providing space for a microwave. A full height cupboard offers additional storage and currently houses the gas and electric meters. Completing this impressive space are double glazed doors to the rear aspect, flooding the room with natural light, while providing direct access out in to the garden.

Home Office/Utility Room: (11' 07" x 6' 02") or (3.53m x 1.88m)

An open arched access leads into a well thought out and carefully planned ground floor home office, which includes a coved cornice ceiling, a built in storage shelving facility, plumbing provision for an automatic washing machine, plus a single radiator and a double glazed window with top casement to the front elevation, providing a nice outlook onto the road.





Landing:

Coved cornice ceiling, downlighters, high level recessed display shelving with spotlights, together with doors to each first floor room off, plus access to loft space.

Bedroom 1: (11' 07" x 11' 02") or (3.53m x 3.40m)

To the front aspect is a good sized double bedroom with a single radiator, recessed hanging space and shelving plus double glazed windows with top casements overlooking the front elevation and neighbourhood beyond.

Bedroom 2: (13' 08" x 9' 01") or (4.17m x 2.77m)

A nice sized double bedroom that includes a coved cornice ceiling, recessed hanging space with shelving, plus a single radiator and a double glazed window to the front elevation with a top casement.

Bedroom 3: (8' 06" x 8' 02") or (2.59m x 2.49m)

This bright "back" bedroom includes a coved cornice ceiling, recessed hanging space and shelving, a double glazed window with top and side casements overlooking the rear gardens and skyline beyond.



Family Bathroom:

The suite comprises a freestanding oval bath with a contemporary floor mounted mixer tap incorporating a handheld shower attachment, a concealed cistern low level WC with dual flush and bidet facility, and an elegant countertop wash hand basin set upon a bespoke vanity shelf with a matching matt black mixer tap, a further shelf beneath and heated towel radiator completes the room.

Finished in a sophisticated style with quality fittings throughout, this impressive bathroom offers a true spa like ambience, creating the perfect space in which to relax and unwind.



First Floor Shower Room/W.C.:

Fully tiled marble effect walls and flooring, ceiling down lighters, a "step in" shower cubicle that includes a wall mounted shower thermostat, a hand held attachment, together with some integrated recessed shelving for toiletry storage.

Additionally, there is a single wash hand basin and mixer tap, a concealed cistern low level WC with dual flush and bidet facility, multiple recessed shelves, plus a mirrored toiletry cabinet and heated towel rail (both being wall mounted).

To the front elevation there is a frosted double glazed window that overlooks the rear garden.





Rear Garden:

The property enjoys a "larger than average" rear garden, offering excellent potential for landscaping and creating an attractive outdoor entertaining space.

A paved patio adjoins the rear of the property, providing an ideal setting for al fresco dining and seating, whilst the remainder of the garden is predominantly laid to lawn with some mature trees, and a part double glazed storage addition storage shed at the far end of the plot.

The garden extends to a generous depth, making it well suited to families, keen gardeners or those wishing to create a bespoke outdoor retreat. With a water tap, ample space for childrens play equipment, planting beds or scope for ground floor extension, (subject to local authority permission), this is a fantastic blank canvas offering endless possibilities to create, enhance and personalise.



Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every care has been take to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of offer or contract. These Particulars are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.