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## Medlar Road, Grays Guide price £400,000

GUIDE PRICE - £400,000 - £450,000

Aspire present this well-maintained three-bedroom semi-detached home offering spacious and versatile living accommodation, with planning permission already approved to extend to the rear and across the garage to create a five-bedroom property. The home features a large lounge with media wall and French doors to the garden, a modern kitchen with breakfast bar, and a downstairs W/C. Upstairs offers two generous bedrooms and a third currently used as a walk-in wardrobe. Externally, the property benefits from a large garden, off-street parking and a garage. Ideally located just 1.3 miles from Grays station and town centre, within the catchment for Thameside Junior School, and with excellent access to the A13 and M25.

GUIDE PRICE - £400,000 - £425,000.

present this well-presented three-bedroom semi-detached home, offered in good condition throughout and providing spacious, versatile living accommodation ideal for families and professionals alike, with planning permission already granted to extend to the rear of the property and across the garage, creating a substantial five-bedroom home.

The ground floor features a generously sized lounge, enhanced by a stylish media wall and French doors that open directly onto the rear garden, creating a bright and welcoming living space. The modern kitchen is well appointed with ample storage and benefits from a breakfast bar, perfect for casual dining. A convenient downstairs W/C completes the ground floor.

Upstairs, the property offers two large bedrooms, both well proportioned and tastefully presented. The third bedroom is currently utilised as a walk-in wardrobe but can easily be converted back into a bedroom if desired, offering excellent flexibility. The family bathroom serves the upper floor.

Externally, the home boasts a large rear garden, ideal for entertaining and outdoor living. Additional benefits include off-street parking and a garage, with the approved plans offering excellent potential to significantly increase the overall living space.

Ideally located just 1.3 miles from Grays station and the town centre, the property falls within the catchment area for Thameside Junior School and offers excellent road links to the A13 and M25, making it perfect for commuters.

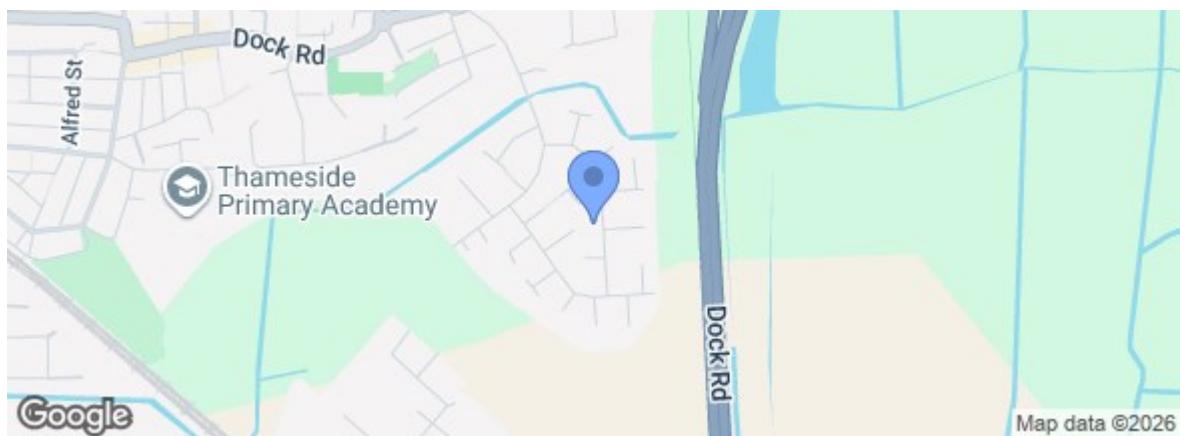
## GROUND FLOOR

## 1ST FLOOR



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		
(81-91)	B		
(69-80)	C		
(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	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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