

Mallins Way, Grays

Guide Price £400,000

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- Beautifully presented three-bedroom semi-detached family home, constructed in 2017 by one of the UK's leading housebuilders and situated on the highly sought-after Quantum Development.
- Offered to the market with the significant advantage of no onward chain, allowing for a smoother, faster and less stressful move.
- Spacious and thoughtfully designed accommodation featuring a welcoming entrance hallway, generous lounge and an impressive kitchen/dining room that forms the true heart of the home.
- Contemporary fitted kitchen with ample worktop and storage space, perfectly designed for busy family life, entertaining guests or enjoying relaxed weekend breakfasts.
- Three well-proportioned bedrooms, including a superb principal bedroom complete with its own stylish en-suite shower room for added comfort and privacy.
- Modern family bathroom complemented by a convenient ground floor WC, providing practicality for growing families and visiting guests alike.
- Attractive, low-maintenance paved rear garden offering the ideal setting for summer barbecues, outdoor dining or simply relaxing without the upkeep of a lawn.
- Private driveway parking ensuring everyday convenience and eliminating the search for a parking space after a long day.
- Ideally positioned within one of Grays' most desirable modern developments, offering excellent access to local schools, shops, parks, transport links and everyday amenities.
- A truly move-in-ready home combining contemporary style, generous living space and an enviable location—simply unpack, put the kettle on and start making memories.

GUIDE PRICE £400,000 - £450,000

Looking for a home that feels as good as it looks? Welcome to Mallins Way, where modern style, family-friendly living and a fantastic location come together to create a home that's ready for its next chapter—perhaps yours.

Offered to the market with the huge advantage of no onward chain, this beautifully presented three-bedroom semi-detached home forms part of the ever-popular Quantum Development, a thoughtfully designed community built in 2017 by one of the UK's leading housebuilders. It's the kind of place where neighbours say hello, deliveries arrive on time and you'll happily call home.

Step inside and you'll immediately appreciate the bright and welcoming entrance hallway, setting the tone for the stylish accommodation beyond. The generous lounge is the perfect spot to switch off with your favourite series, while the spacious kitchen/dining room is undoubtedly the heart of the home. Whether it's family dinners, birthday celebrations or showing off your latest culinary masterpiece (or convincing everyone the takeaway was homemade!), this is a space designed to bring people together. A convenient ground floor WC completes the downstairs layout.

Upstairs, you'll discover three well-proportioned bedrooms, including a superb principal bedroom with its own contemporary en-suite shower room—because sharing is overrated. A stylish family bathroom serves the remaining bedrooms, offering comfort and practicality for busy households.

Outside, the low-maintenance paved rear garden means you can spend less time mowing lawns and more time enjoying sunny afternoons, weekend barbecues or a well-earned glass of something cold. To the front, driveway parking provides everyday convenience, because circling the block looking for a parking space is nobody's idea of fun.

Perfectly positioned within one of Grays' most desirable modern developments, the property enjoys easy access to local schools, shops, transport links and everyday amenities, making it an outstanding choice for first-time buyers, growing families and professionals alike.

Modern, chain free and ready to move straight into... all that's missing is your furniture, your favourite coffee mug and perhaps a celebratory bottle of fizz. Don't hang around—homes like this have a habit of disappearing faster than the last slice of pizza.





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THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/2-mallins-way-grays-rm16-2eq/5435532
Approximate Estate Charge: £260.00 per annum

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

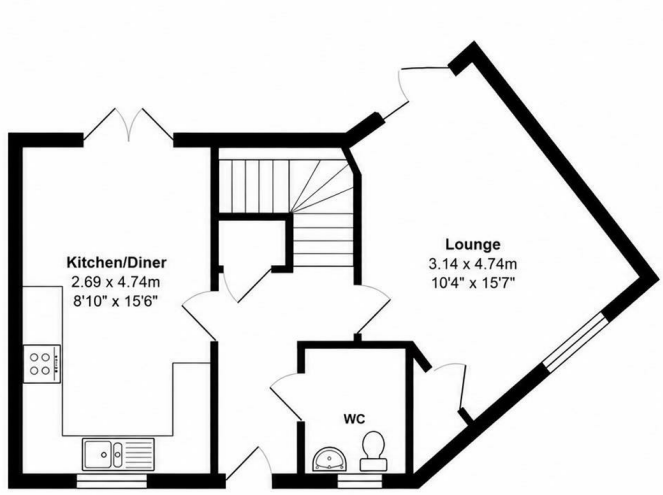
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

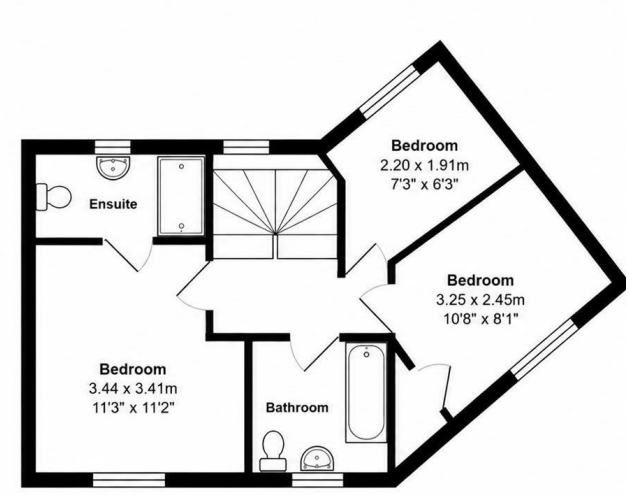
AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.









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