



## Charlotte Place, Grays

Offers Over £290,000



- Well-presented two bedroom semi-detached house, ideal for first-time buyers, downsizers or small families seeking a comfortable and practical home
- Welcoming entrance hallway with built-in storage, providing a useful space to keep everyday items neatly tucked away
- Bright and spacious lounge offering a versatile living and entertaining area, with plenty of natural light creating a warm and inviting atmosphere
- Well-appointed kitchen fitted with a range of wall and base units, ample worktop space and direct access to the rear garden
- Two generously sized bedrooms, both offering comfortable proportions and flexibility for sleeping, working from home or guest accommodation
- Contemporary family bathroom finished to a good standard, serving both bedrooms with a clean and functional layout
- Well-maintained rear garden of a good size, ideal for outdoor dining, relaxing or further landscaping potential
- Off-street parking facilities providing convenient and practical day-to-day parking
- Situated in a popular residential location within easy reach of local amenities, shops and schools
- Excellent transport links nearby, including access to Chafford Hundred train station and the M25, making it ideal for commuters



## **VIEW AND BUY THIS PROPERTY THROUGH COLUBRID AND GET £300 CASH BACK ON COMPLETION OF YOUR PURCHASE!**

**Home sweet home... but make it stylish.**

**Tucked away in a popular residential spot, this delightful two bedroom semi-detached house in Charlotte Place is serving all the right vibes for first-time buyers, downsizers or anyone ready to level up their living situation.**

Step inside and you're greeted by a welcoming entrance hallway (complete with storage – because clutter is not the aesthetic). The bright and airy lounge is perfect for cosy nights in or hosting friends, while the well-equipped kitchen has everything you need to channel your inner chef.

Upstairs, you'll find two generously sized bedrooms – whether it's sleep, work, or a bit of both, the space has you covered – plus a sleek family bathroom to keep mornings running smoothly.

Outside, a lovely rear garden sets the scene for summer entertaining, relaxed weekends or a touch of gardening, while the added benefit of parking makes day-to-day living that bit easier.

Location-wise, you're well placed – within easy reach of Chafford Hundred station for convenient commuting, alongside excellent access to the M25.

Cute, convenient and completely move-in ready... this one's a bit of a catch.

Charlotte Place in Grays offers a great balance of suburban comfort and everyday convenience, making it a popular choice for a wide range of buyers.

Grays town centre is just a short distance away, providing a variety of shops, supermarkets, cafés and local amenities, while nearby retail options such as Lakeside Shopping Centre offer a more extensive selection of high street brands, restaurants and leisure facilities.

For commuters, the property is ideally positioned close to Chafford Hundred railway station, offering regular services into London Fenchurch Street, while the nearby M25 and A13 provide excellent road links across Essex and into London.

The area also benefits from a number of well-regarded local schools and green open spaces, perfect for families and those who enjoy outdoor activities. With the Thames riverside nearby, residents can also take advantage of scenic walks and a more relaxed pace of life.

Overall, this location combines accessibility, convenience and a strong sense of community, making it an appealing place to call home.



**Colubrid.co.uk**

**THE SMALL PRINT:**

Material Information: <https://reports.sprift.com/property-report/24-charlotte-place-grays-rm20-3jf/5095834>

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.

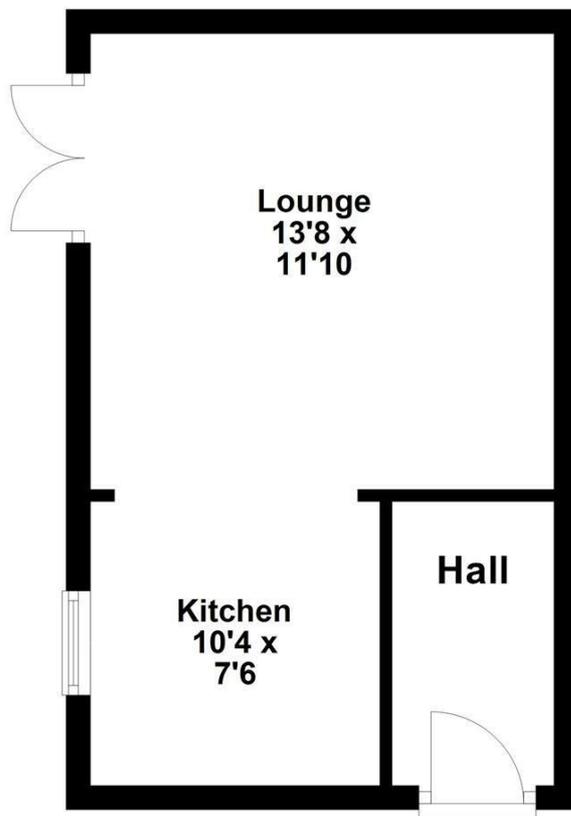
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

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.



**Ground Floor**



**First Floor**

