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today on 01268 777400***



Scott Road, Grays Guide price £350,000

****GUIDE PRICE 350,000 - 375,000****

This beautifully presented home, formerly a three bedroom property and now thoughtfully reconfigured to offer a spacious two bedroom layout with two bathrooms.

The spacious lounge offers a comfortable living space and leads through to a fitted kitchen and a conservatory with direct access out to the rear garden.

Upstairs, the property boasts two well-proportioned bedrooms, along with a stylish family bathroom featuring a three piece suite including a corner bath, separate shower cubicle and vanity wash hand basin. There is also access to the loft space.

The rear garden measures approximately 100ft with private access to a driveway to the rear.

This is a home that must be viewed internally to fully appreciate the space, finish and standout outdoor offering.

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LOUNGE

17'11 x 13'9 (5.46m x 4.19m)

KITCHEN

11'7 x 5'9 (3.53m x 1.75m)

GROUND FLOOR BATHROOM

5'6 x 5'5 (1.68m x 1.65m)

CONSERVATORY

12'7 x 8'8 (3.84m x 2.64m)

MASTER BEDROOM

17'11 max x 9'2 (5.46m max x 2.79m)

BEDROOM TWO

10'11 x 9'2 (3.33m x 2.79m)

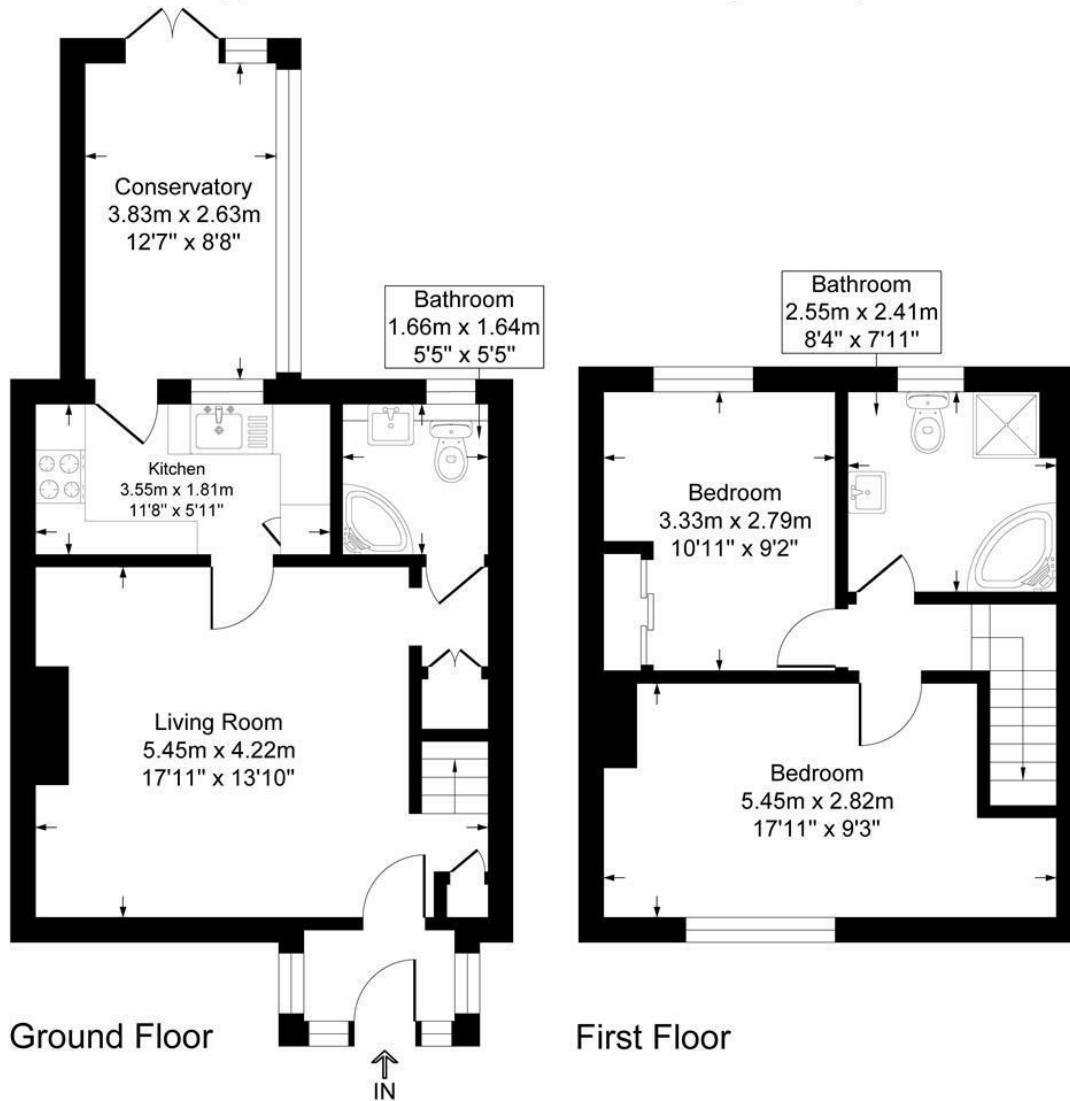
FAMILY BATHROOM**REAR GARDEN**

100' (30.48m)

DRIVEWAY

Scott Road

Approximate Gross Internal Floor Area = 79.9 sq m / 861 sq ft



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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