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today on 01268 777400**



Dock Road, Grays Guide price £400,000

Guide Price £400,000–£425,000!

Deceptively Spacious Three-Bedroom Family Home with Impressive Garden & Modern Living

This beautifully presented three-bedroom family home, arranged over three floors, offers an abundance of space and versatility, making it an ideal choice for families and those who enjoy entertaining. Combining attractive period features with modern comforts, the property offers a fantastic balance of character, style and practicality.

The ground floor welcomes you with a cosy front living room, featuring a charming fireplace and attractive bay window that creates a warm and inviting space. To the rear, the home opens into a generous open-plan kitchen and dining area, complete with modern built-in appliances and French doors opening directly onto the garden. This fantastic space is perfect for family gatherings, entertaining guests or simply enjoying everyday life. A family bathroom with WC completes the ground floor.

On the first floor are two well-proportioned double bedrooms, both beautifully presented and filled with natural light. The second floor is dedicated to an impressive master bedroom suite, featuring an ensuite shower room and built-in wardrobes, offering excellent storage and a private retreat away from the rest of the home.

Outside, the property continues to impress with its extensive rear garden, which is a real standout feature and offers an excellent amount of outdoor space. The garden includes a patio area ideal for outdoor dining, sheds and convenient rear access. There is also off-street parking to the rear, adding further practicality.

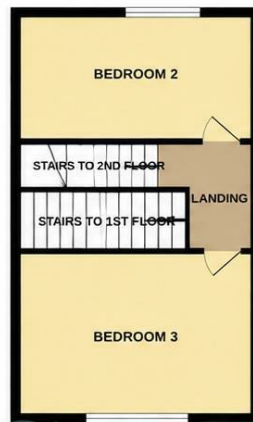
Perfectly positioned close to local shops, amenities and excellent transport links, this fantastic home offers generous accommodation, a superb garden and modern family living, while retaining plenty of charm and character.

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GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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 ₂) Rating			
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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