



Heathview Road, Grays

Offers Over £475,000



- Beautifully presented three-bedroom semi-detached family home situated on the highly sought-after Heathview Road in Grays
- Substantially improved and extensively renovated throughout by the current owners to create a stylish turnkey property
- Impressive rear extension featuring a stunning lounge with feature lantern roof, flooding the space with natural light
- Contemporary kitchen/breakfast room complemented by a separate dining room, ideal for modern family living and entertaining
- Luxury ground floor specification including underfloor heating, quality wooden flooring and a modern shower room/WC
- Triple-glazed windows throughout, replacement internal doors and a Worcester Bosch combi boiler installed 2022 enhancing comfort and energy efficiency
- Three well-proportioned first-floor bedrooms served by a beautifully appointed family bathroom
- Generous rear garden featuring a covered decked seating area, perfect for outdoor entertaining and year-round enjoyment
- Water and electrical supplies already connected to the rear garden, offering excellent potential for a garden office, studio or summer house
- Planning Permission and Building Control approval already granted for a loft conversion with additional bedroom and en-suite shower room, providing outstanding future expansion potential



If you've been searching for a home where all the hard work has already been done, you may have just found "the one".

Occupying a coveted position on the ever-popular Heathview Road, this beautifully presented three-bedroom semi-detached home has been extensively renovated, thoughtfully extended and meticulously improved by the current owners, creating a property that effortlessly blends style, comfort and future potential.

From the moment you pull onto the newly block-paved driveway, it's clear this is a home that has been genuinely cared for. Step through the inviting porch into a welcoming entrance hallway and you'll quickly discover why this property stands out from the crowd.

At the heart of the home is a stunning modern kitchen/breakfast room, perfect for everything from busy weekday mornings to hosting friends on a Saturday night. A separate dining room provides additional entertaining space, while the impressive rear extension delivers a spectacular lounge flooded with natural light courtesy of a striking lantern roof. Whether it's movie nights, family gatherings or simply enjoying a quiet coffee, this is a room you'll never want to leave.

The ground floor has been designed with both luxury and practicality in mind, featuring quality wooden flooring throughout, underfloor heating beneath your feet, a contemporary shower room/WC and triple-glazed windows providing comfort, efficiency and peace and quiet all year round.

Upstairs, three well-proportioned bedrooms are complemented by a stylish family bathroom, while fitted blinds throughout the home include blackout and heat-reducing options to help keep bedrooms cool and comfortable during warmer weather.

Outside, the lifestyle appeal continues. The generous rear garden offers plenty of space for children to play, pets to roam and adults to unwind. The covered decked seating area creates the perfect setting for summer barbecues, evening drinks or escaping with a good book while the British weather decides what it's doing.

And here's where things get even more exciting...

Planning Permission and Building Control approval have already been secured for a loft conversion creating an additional bedroom with en-suite shower room. With all drawings and documentation ready to go, the next owner has a rare opportunity to add substantial living space and value without the uncertainty of starting the planning process from scratch.

There's even water and electricity already connected to the rear of the garden, making the prospect of a home office, gym, studio or garden retreat even more achievable.

With a new Worcester Bosch combi boiler in 2022, replacement internal doors throughout, extensive structural improvements including replacement ground floor floor joists, modern finishes at every turn and future expansion already mapped out, this is far more than just a house — it's a home that's ready for its next chapter.

Move in, unpack, put the kettle on and start enjoying it from day one.



Colubrid.co.uk

THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/135-heathview-road-grays-rm16-2ru/5348199>

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.

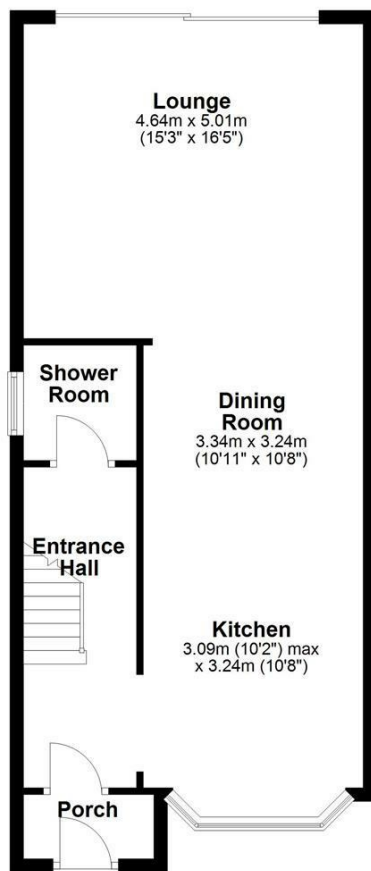
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

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

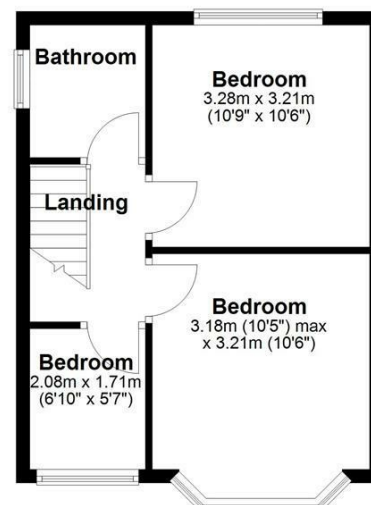
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Ground Floor



First Floor





Colubrid.co.uk