

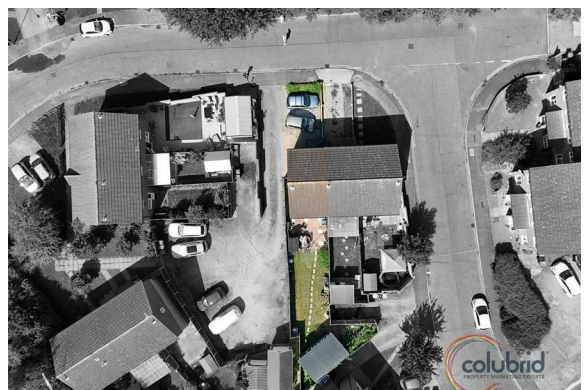


## Orchis Grove, Badgers Dene, Grays

Offers Over £325,000



- Attractive two-bedroom end-of-terrace home situated within the highly sought-after Badgers Dene area of Grays, offering an excellent blend of convenience and lifestyle appeal.
- Offered to the market with no onward chain, providing an ideal opportunity for a straightforward and potentially quicker purchase.
- Superb commuter location positioned just 0.5 miles from Grays railway station, offering direct links into London and surrounding areas.
- Conveniently located within easy reach of Grays town centre, with an excellent selection of shops, restaurants, leisure facilities and everyday amenities nearby.
- Well-presented accommodation comprising an entrance porch, comfortable lounge and a spacious kitchen/diner, perfectly suited to modern living.
- Two generously proportioned bedrooms providing comfortable accommodation for first-time buyers, downsizers or buy-to-let investors.
- Contemporary bathroom finished in a modern style, creating a practical and low-maintenance space.
- Exceptional rear garden, significantly larger than typically found with a two-bedroom property, offering outstanding outdoor space for entertaining, gardening and family enjoyment.
- Versatile summerhouse complete with power and lighting, ideal for use as a home office, gym, games room, hobby studio or garden retreat.
- Private driveway providing off-street parking for two vehicles, adding further convenience to this highly desirable home.



**Offered to the market with no onward chain, this attractive two-bedroom end-of-terrace home occupies a sought-after position within the highly desirable Badgers Dene area of Grays.**

**Combining excellent commuter links, generous outdoor space and a versatile garden retreat, this property delivers far more than first meets the eye.**

Perfectly positioned just 0.5 miles from Grays railway station and within easy reach of the town centre, you'll have shops, restaurants, cafés and everyday amenities all within convenient reach. In other words, leave the car at home and save the fuel for weekend adventures.

Step inside and you'll find an entrance porch leading to a comfortable and welcoming lounge, providing the perfect place to relax after a long day. To the rear, the well-appointed kitchen/diner offers plenty of space for cooking, dining and entertaining, whether you're hosting family dinners or attempting that viral recipe you've been promising to try.

Upstairs, the property offers two genuinely good-sized bedrooms along with a modern bathroom, creating comfortable and practical accommodation ready to enjoy from day one.

Outside is where this home really begins to separate itself from the competition. The rear garden is exceptionally large for a two-bedroom property and offers an abundance of space that's becoming increasingly difficult to find. Whether you dream of summer barbecues, outdoor entertaining, children's play areas, vegetable patches or simply enough room for the dog to live its best life, this garden has you covered.

At the rear sits a substantial summerhouse complete with power and lighting. Home office? Gym? Games room? Hobby studio? Garden bar? Netflix hideaway? The beauty is that you get to decide. In today's world, having a flexible extra space like this is worth its weight in gold.

To the front, the property benefits from driveway parking for two vehicles, ensuring convenience and practicality for everyday living.



**THE SMALL PRINT:**

Material Information: <https://reports.sprift.com/property-report/40-orchis-grove-grays-rm17-5jg/5400586>

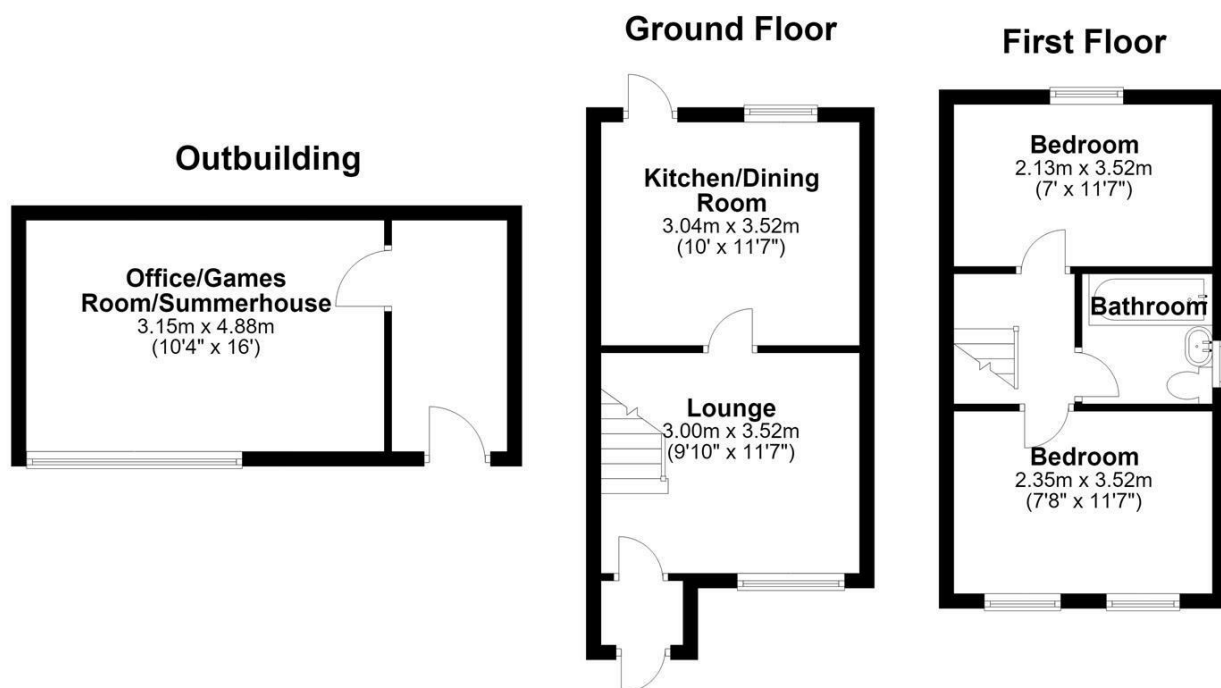
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and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





**Colubrid.co.uk**