Coltsfoot Court, Grays

Guide Price £400,000

3 1 2

- Three good-sized bedrooms offering versatile accommodation for families, guests or a home office
- Attractive semi-detached property positioned within a peaceful cul-de-sac setting
- Open-plan kitchen/diner creating a bright and sociable heart of the home
- Large lounge providing a generous and comfortable principal living space
- Private rear garden offering excellent potential for entertaining and outdoor relaxation
- Off-street parking for two vehicles, providing valuable convenience for modern family life
- Easy access to Grays town centre with its range of shops, amenities and services
- Grays train station provides direct rail services to London Fenchurch Street
- Conveniently located for nearby local schools and everyday shopping facilities
- Excellent road connectivity via the A13 and M25, ideal for commuters and wider travel

GUIDE PRICE: £400,000 - £425,000

Well-presented three-bedroom semi-detached home in a sought-after cul-de-sac, featuring open-plan kitchen/diner, large lounge, private garden, two parking spaces and excellent access to Grays.

Situated in a desirable cul-de-sac location on Coltsfoot Road, Grays, this well-presented semi-detached home offers a fantastic combination of generous living space, practical accommodation and excellent connectivity.

Stepping through the entrance hall, you are welcomed into a stylish open-plan kitchen/diner, creating a sociable space that is ideal for everyday living and entertaining. A large lounge provides an additional comfortable reception area, perfect for relaxing at the end of the day.

Upstairs, the property continues to impress with three good-sized bedrooms and a well-appointed family bathroom, offering plenty of space for families, couples or those looking to work from home.

Outside, the property benefits from off-street parking for two vehicles, while the private rear garden provides a great space for outdoor dining, entertaining or simply enjoying some fresh air.

Location is another major highlight. Grays town centre and train station are easily accessible, with direct services to London Fenchurch Street. Local shops and schools are also close by, while excellent road links via the A13 and M25 make commuting and travelling further afield particularly convenient.

A well-presented home in a convenient cul-de-sac setting, with excellent transport links and fantastic everyday amenities nearby. This is one to put firmly on your viewing list.

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THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/12-coltsfoot-court-grays-rm17-6tp/5561649

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!

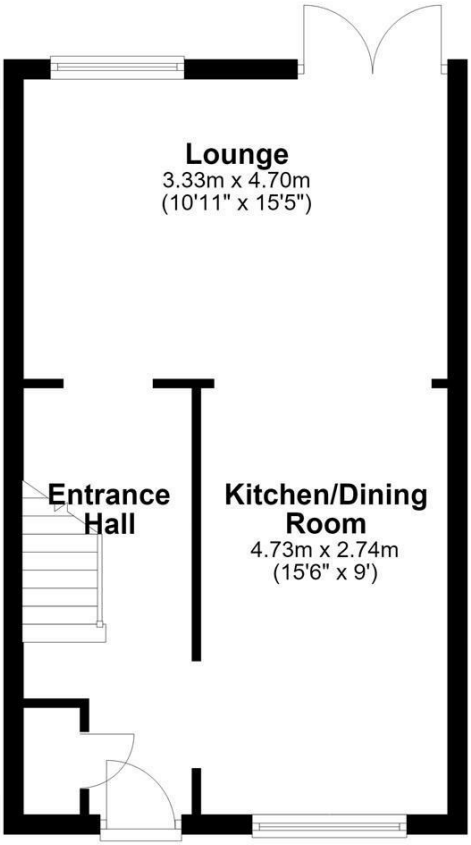
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

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.

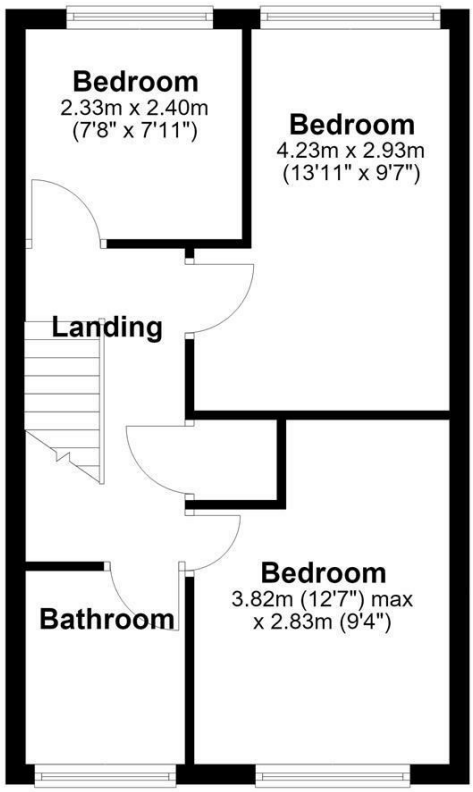
AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

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



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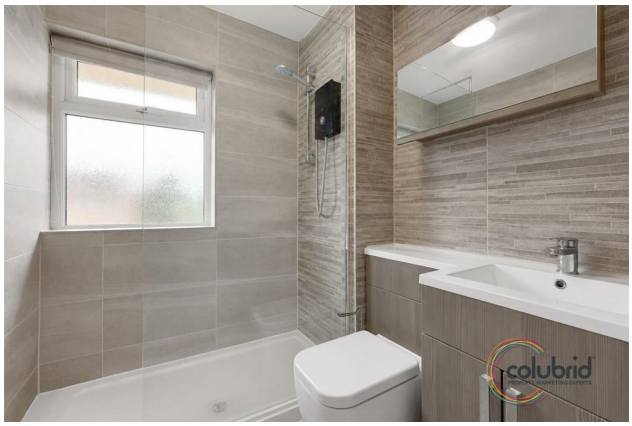

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