



## Kiln Way, Badgers Dene, Grays

£1,250 Per Calendar  
Month



- One bedroom house
- Kitchen
- Lounge
- Double bedroom
- Shower room
- Own rear garden
- Parking for two cars
- Ideal for train station
- Available Mid/End July
- Close to Local Amenities



**Property available Mid July.**

**A fantastic opportunity to let this modern one bedroom house located close to the town centre and transport links**

**Internally this property offers lounge, kitchen, double bedroom with fitted double wardrobe and a good sized shower room.**

**Externally there is an enclosed rear garden and two parking spaces.**

**Please note - photos used are from prior to existing tenancy, viewing is required to agree any rental.**

Situated in the convenient and well-connected area of Badgers Dene, Grays, this well-presented two-bedroom property at Kiln Way offers an excellent combination of comfort, practicality and location. Whether you're commuting, running daily errands or enjoying a quiet evening at home, this property is perfectly placed to suit modern living.

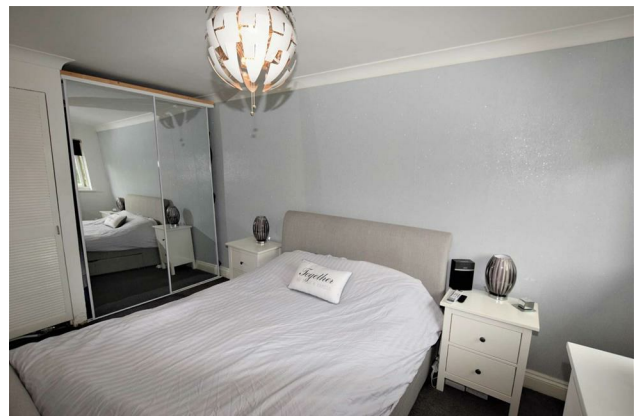
Inside, you'll find a bright and spacious lounge, ideal for relaxing, entertaining guests or unwinding after a busy day. The fitted kitchen provides ample workspace and storage, while two well-proportioned bedrooms offer comfortable accommodation for couples, small families or working professionals.

The bathroom is neatly presented, and the property's layout has been designed with convenience in mind. Outside, residents benefit from nearby parking and easy access to a range of local amenities.

The property is ideally located close to Grays town centre, offering a variety of shops, supermarkets, restaurants and leisure facilities. Families will appreciate the selection of nearby schools, while commuters can take advantage of excellent transport links, with Grays Railway Station providing direct services to London Fenchurch Street and easy access to the A13 and M25.

Available from the Middle/end of July, this fantastic home is ready for its next occupants.

Contact us today to arrange a viewing and see everything this property has to offer.



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**THE SMALL PRINT:**

Material Information: <https://reports.sprift.com/property-report/4-colne-court-tilbury-rm18-8re/5371990>

**Tenancy Fees**

Holding Deposit: 1 week's rent to say "we like you."

**Security Deposit:**

Under £50k/year - 5 weeks' rent

£50k+ - 6 weeks' rent

Covers damages or "oops" moments.

**Other Fees:**

Lost keys/lock replacement: full cost + £15/hr admin

Contract change/tenancy tweak: £50

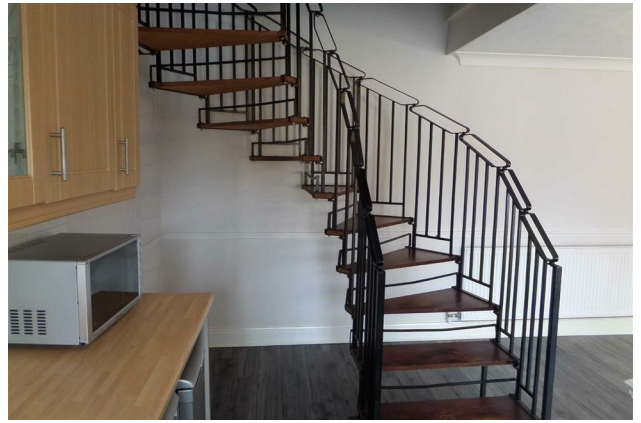
Late rent: 3% interest above base rate

Property Management - All properties managed by Property Stop, not us. More info: [www.property-stop.com](http://www.property-stop.com).

Tenant Protection - Managed by Property Stop. Client Money Protection (CMP) included.

Colubrid is in The Property Ombudsman Redress Scheme—rules are followed, you're protected.





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