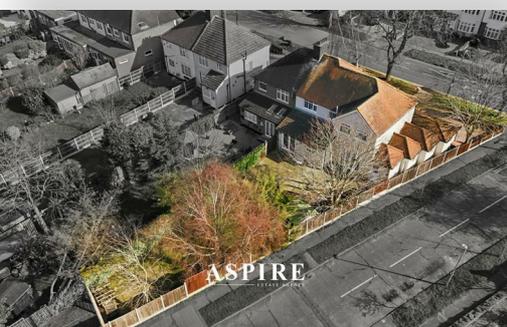


To arrange a viewing contact us
today on 01268 777400



Bradleigh Avenue, Grays Asking price £800,000

This fantastically sized four bedroom detached home is located on the prestigious and tree-lined Bradleigh Avenue, one of the most desirable roads in the area. Ideally positioned close to an abundance of schools, local amenities, and offering excellent transport links, this home is perfectly suited for growing or extended families looking for both space and convenience.

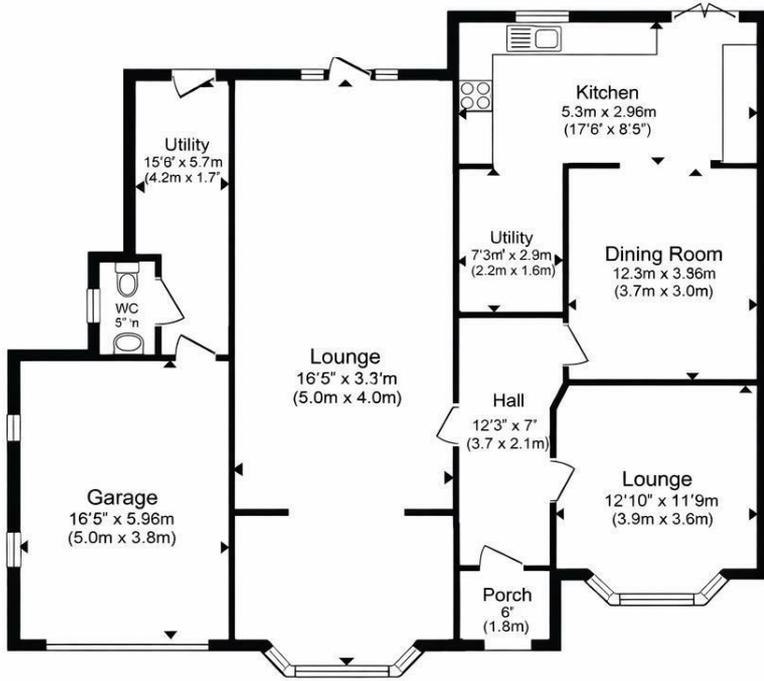
Upon entry, you're welcomed by a spacious hallway that sets the tone for the size and layout this property has to offer. The ground floor boasts three generous reception rooms, ideal for flexible living whether used as a formal dining room, family lounge, playroom, or home office. The property has been extended, allowing for an impressively sized kitchen, perfect for entertaining, and includes a utility room for added convenience.

Also on the ground floor, you will find a cloakroom/WC, and a second utility area that leads directly into the substantial double garage, offering additional storage or potential for conversion (STPP).

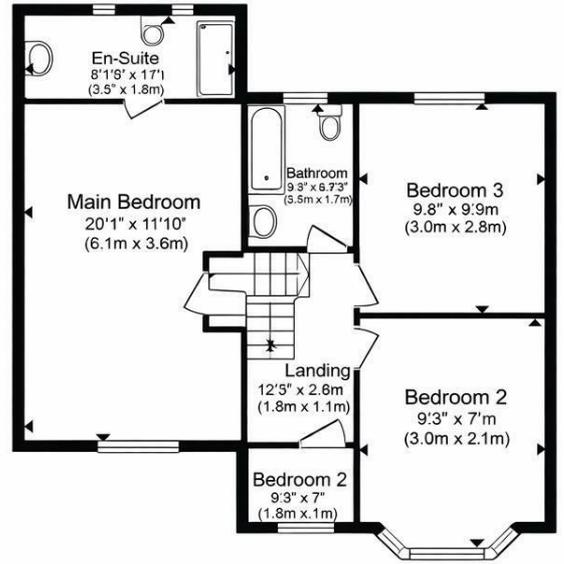
The first floor comprises four well proportioned bedrooms, including a spacious master bedroom with en suite, and a modern family bathroom that serves the remaining bedrooms.

Externally, the rear garden is an excellent size, offering a mix of lawn and patio space, ideal for families and summer entertaining. There is also side access to the front of the home. To the front, there is off street parking for 3-4 cars, providing plenty of room for multiple vehicles.

This rare opportunity to secure a home of this size, in such a prime location, is not to be missed. Early viewing is highly recommended to appreciate everything this property has to offer.



Ground Floor



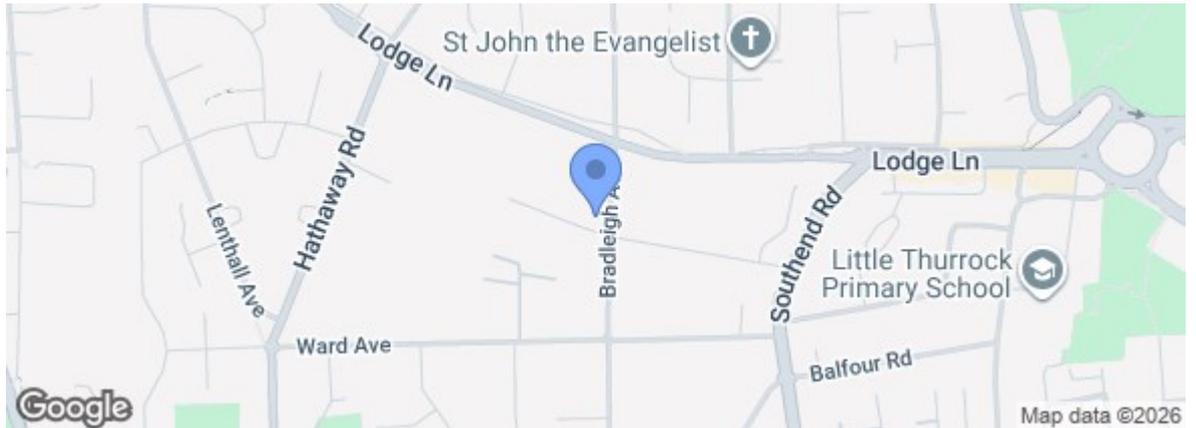
First Floor

Total floor area 196.3 sq.m (2,113 sq.ft.) approx.

GROUND FLOOR

FIRST FLOOR

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		
	Current	Potential
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	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.