

**To arrange a viewing contact us
today on 01268 777400**



Medlar Road, Grays £2,100

Aspire are pleased to present this well-maintained three-bedroom semi-detached home offering spacious and versatile accommodation, ideal for families or professional tenants. Available from the end of March at £2,100 per calendar month.

The property features a generous lounge with media wall and French doors opening onto the rear garden, creating a bright and comfortable living space. A modern fitted kitchen with breakfast bar provides excellent storage and workspace, alongside the added convenience of a ground floor W/C.

To the first floor are two well-proportioned bedrooms and a third bedroom currently arranged as a walk-in wardrobe, which can be utilised as a bedroom, dressing room or home office depending on tenant requirements.

Externally, the home benefits from a substantial rear garden, off-street parking and a garage, offering additional storage and practicality.

Situated in a convenient location approximately 1.3 miles from Grays station and town centre, the property also provides easy access to local amenities, reputable schools and excellent road links including the A13 and M25.

GUIDE PRICE - £400,000 - £425,000.

present this well-presented three-bedroom semi-detached home, offered in good condition throughout and providing spacious, versatile living accommodation ideal for families and professionals alike, with planning permission already granted to extend to the rear of the property and across the garage, creating a substantial five-bedroom home.

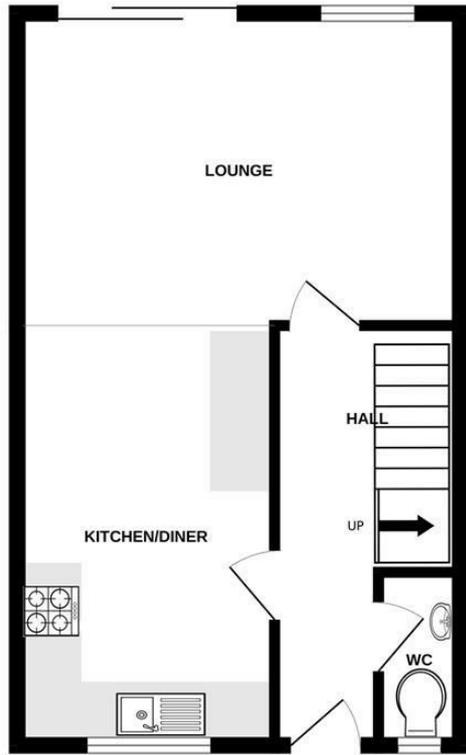
The ground floor features a generously sized lounge, enhanced by a stylish media wall and French doors that open directly onto the rear garden, creating a bright and welcoming living space. The modern kitchen is well appointed with ample storage and benefits from a breakfast bar, perfect for casual dining. A convenient downstairs W/C completes the ground floor.

Upstairs, the property offers two large bedrooms, both well proportioned and tastefully presented. The third bedroom is currently utilised as a walk-in wardrobe but can easily be converted back into a bedroom if desired, offering excellent flexibility. The family bathroom serves the upper floor.

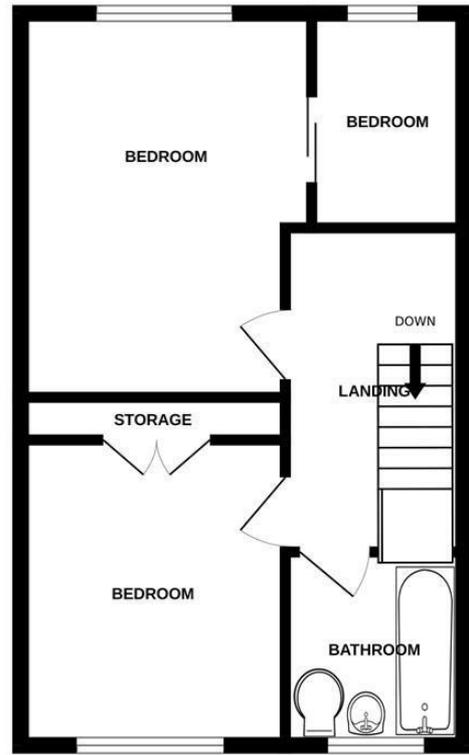
Externally, the home boasts a large rear garden, ideal for entertaining and outdoor living. Additional benefits include off-street parking and a garage, with the approved plans offering excellent potential to significantly increase the overall living space.

Ideally located just 1.3 miles from Grays station and the town centre, the property falls within the catchment area for Thameside Junior School and offers excellent road links to the A13 and M25, making it perfect for commuters.

GROUND FLOOR

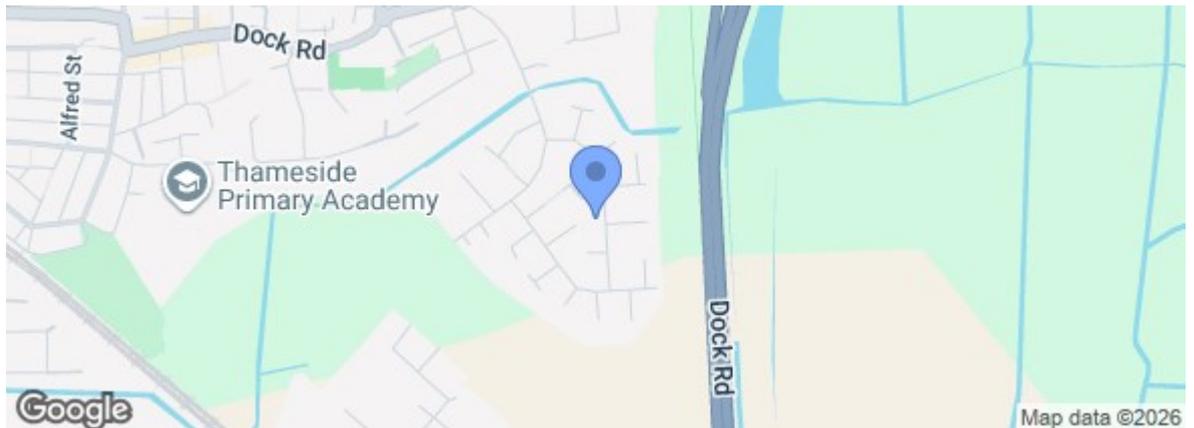


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.