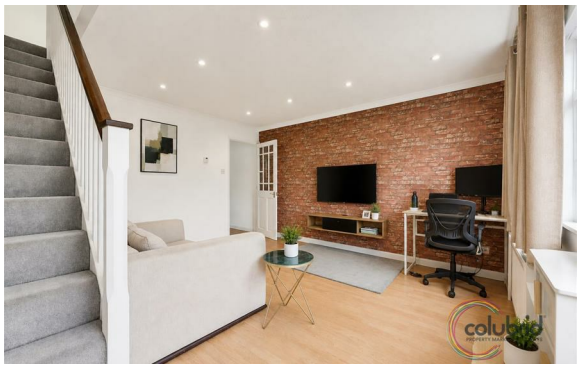


Ark Avenue, Grays

Guide Price £300,000

2 1 1 C





- Peaceful cul-de-sac location offering a quiet residential setting.
- Approximately one mile from Grays station with direct trains to London Fenchurch Street.
- Spacious open-plan lounge/diner perfect for entertaining and everyday living.
- Well-designed kitchen with plenty of potential to personalise.
- Two generous double bedrooms.
- Family bathroom on the first floor.
- Lovely-sized rear garden ideal for summer gatherings and relaxing outdoors.
- Garage plus potential off-road parking directly in front.
- Convenient access to Grays town centre, shops, restaurants and amenities.
- Excellent road links via the A13 and M25 for commuters and weekend adventures.

GUIDE PRICE: £300,000 - £350,000

Tucked away in a peaceful cul-de-sac, this stylish two-bedroom home boasts spacious living, a generous garden, garage, superb commuter links and everything needed for modern everyday living.

Welcome to Ark Avenue, Grays—a fantastic two-bedroom home tucked away in a peaceful cul-de-sac that's perfect for first-time buyers, growing families or anyone looking to upgrade their lifestyle without compromising on location.

Step through the entrance hall and you'll immediately feel at home. The ground floor offers a practical kitchen ready for everything from weekday breakfasts to ambitious Sunday roast experiments, while the spacious open-plan lounge/diner is the true heart of the home. Whether you're hosting friends, enjoying cosy movie nights, setting up a work-from-home space or simply relaxing after a busy day, this versatile living area adapts effortlessly to your lifestyle.

Upstairs you'll discover two generously sized bedrooms, both providing excellent proportions and plenty of natural light, alongside a well-appointed family bathroom designed to cater for busy mornings and relaxing evenings alike.

Outside is where this home continues to impress. The lovely-sized rear garden offers the perfect backdrop for summer BBQs, children's adventures, four-legged family members or simply unwinding with your favourite drink after work. There's also the added bonus of a garage, with the potential to park directly in front—something you'll appreciate every single day.

Location is everything, and this home delivers. Situated approximately one mile from Grays railway station, you'll benefit from direct services into London Fenchurch Street, making commuting into the City refreshingly straightforward. Grays town centre is within easy reach for shopping, cafés, restaurants and everyday essentials, while excellent access to the A13 and M25 keeps the rest of Essex, London and beyond conveniently connected.

Homes in quiet cul-de-sacs with generous living space, excellent commuter links and fantastic outside space don't stay available for long. If you've been waiting for the perfect combination of comfort, convenience and lifestyle... congratulations—you may have just found it.





THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/30-ark-avenue-grays-rm16-6qr/5406011

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!

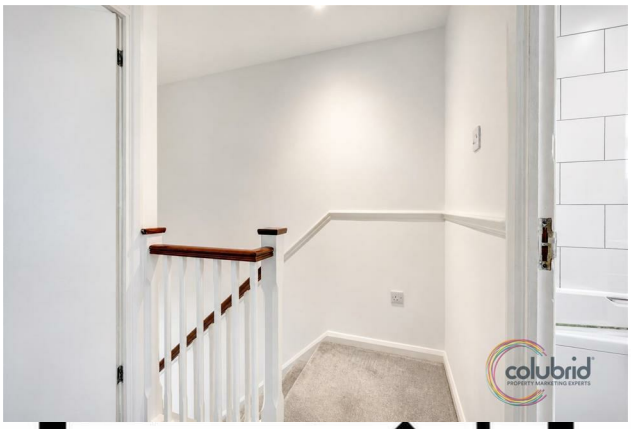
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

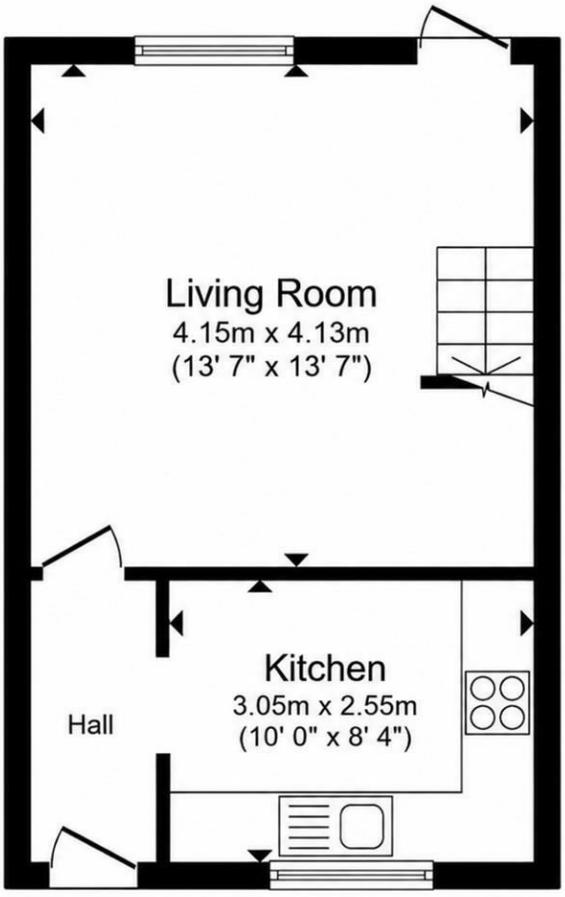
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

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

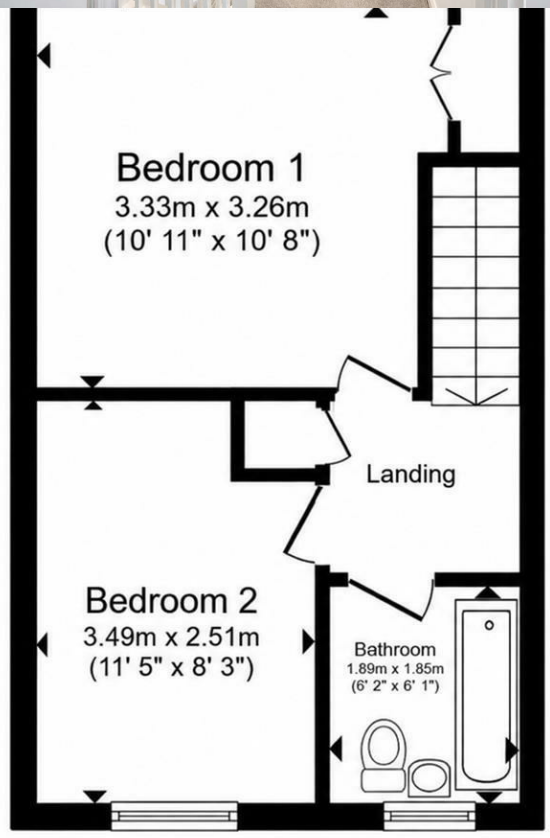
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.







Ground Floor



First Floor

Colubrid.co.uk

















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